

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/7 Estella Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 18/02/2025 to 17/02/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	1/10 Dene Av MALVERN EAST 3145	\$2,220,000	26/10/2025
2	2/4 Rosedale Rd GLEN IRIS 3146	\$2,352,500	20/10/2025
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

18/02/2026 07:53



Rooms: 6

Property Type: Townhouse

Agent Comments

Ross Stryker

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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median Townhouse Price**

18/02/2025 - 17/02/2026: \$1,350,000

## Comparable Properties



1/10 Dene Av MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$2,220,000

Method: Private Sale

Date: 26/10/2025

Property Type: House (Res)



2/4 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,352,500

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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