

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 49 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,200,000

Median sale price

Median price \$2,660,500

Property Type House

Suburb Glen Iris

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	68 Summerhill Rd GLEN IRIS 3146	\$2,108,000	19/02/2026
2	47 Bourne Rd GLEN IRIS 3146	\$2,200,000	08/12/2025
3	21 Adrian St GLEN IRIS 3146	\$2,240,000	29/11/2025

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:

25/02/2026 10:52

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Indicative Selling Price
\$2,200,000

Median House Price
December quarter 2025: \$2,660,500



4 2 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Creating a captivating first impression with its picture-perfect Californian Bungalow façade, this inviting home perched alongside Gardiners Creek offers a wonderful family lifestyle in a leafy pocket.

Comparable Properties



68 Summerhill Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

3 1 2

Price: \$2,108,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 646 sqm approx

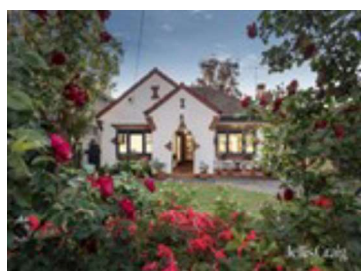


47 Bourne Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)

4 2 2

Price: \$2,200,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 637 sqm approx



21 Adrian St GLEN IRIS 3146 (REI)

[Agent Comments](#)

4 2 5

Price: \$2,240,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 706 sqm approx