

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

4 Norwood Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	1/20 Hazel St CAMBERWELL 3124	\$1,440,000	06/12/2025
2	19 Glyndon Rd CAMBERWELL 3124	\$1,400,000	27/11/2025
3	48A Summerhill Rd GLEN IRIS 3146	\$1,390,000	25/10/2025

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:

05/03/2026 17:18



Property Type: House

Land Size: 447 sqm approx

Agent Comments

Comparable Properties

1/20 Hazel St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 419 sqm approx



19 Glyndon Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 27/11/2025

Property Type: House (Res)



48A Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,390,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 432 sqm approx