

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

15 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,513,250

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

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	18 Cusdin St GLEN IRIS 3146	\$2,550,000	14/02/2026
2	20 Killarra Av CAMBERWELL 3124	\$2,550,000	12/12/2025
3	28 Bath Rd GLEN IRIS 3146	\$2,575,000	22/11/2025

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:

05/03/2026 13:18



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 684 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,400,000 - \$2,600,000
Median House Price
 Year ending December 2025: \$2,513,250

Comparable Properties



18 Cusdin St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 724 sqm approx



20 Killarra Av CAMBERWELL 3124 (REI)

Agent Comments

3 1 2

Price: \$2,550,000
Method: Private Sale
Date: 12/12/2025
Property Type: House (Res)
Land Size: 725 sqm approx



28 Bath Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,575,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: House (Res)
Land Size: 673 sqm approx

Account - RT Edgar Boroondara | P: 88882000