

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

13 Watson Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

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	20 Albion Rd GLEN IRIS 3146	\$3,320,000	23/02/2026
2	25 Brandon St GLEN IRIS 3146	\$3,300,000	19/12/2025
3	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025

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:

02/03/2026 20:37



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

Year ending December 2025: \$2,513,250

Comparable Properties



20 Albion Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 2

Price: \$3,320,000

Method: Private Sale

Date: 23/02/2026

Property Type: House



25 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$3,300,000

Method: Private Sale

Date: 19/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx



11 Ferndale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$3,350,000

Method: Private Sale

Date: 06/12/2025

Property Type: House

Land Size: 697 sqm approx

Account - Marshall White | P: 03 9822 9999