

# 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

6 Seaton 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 \$1,850,000

&

\$2,035,000

### 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	54 Brandon St GLEN IRIS 3146	\$2,150,000	24/12/2025
2	7 Poulter St ASHBURTON 3147	\$2,001,000	15/11/2025
3	20 Mills St GLEN IRIS 3146	\$2,022,500	05/11/2025

**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:

14/02/2026 17:15



3 1 2

Property Type: House

Agent Comments

Mark Pezzin

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Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

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

## Comparable Properties



54 Brandon St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,150,000

Method: Sale

Date: 24/12/2025

Property Type: House (Res)

Land Size: 650 sqm approx



7 Poulter St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$2,001,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 711 sqm approx



20 Mills St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,022,500

Method: Sale

Date: 05/11/2025

Property Type: House (Res)

Land Size: 597 sqm approx

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