

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 46 Dent Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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	40 Dent St GLEN IRIS 3146	\$1,660,000	21/02/2026
2	35 Bruce St MALVERN EAST 3145	\$1,880,000	15/11/2025
3			

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: 26/02/2026 11:43



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

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

Comparable Properties



40 Dent St GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,660,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 662 sqm approx



35 Bruce St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 3

Price: \$1,880,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 557 sqm approx

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.

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