

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

21A Glen Iris Road, Camberwell Vic 3124

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,412,500 Property Type House Suburb Camberwell

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 | 45 Rosedale Rd GLEN IRIS 3146 | \$2,685,000 | 06/12/2025 |
| 2 | 26 Peate Av GLEN IRIS 3146 | \$2,621,000 | 08/11/2025 |
| 3 | 2/4 Rosedale Rd GLEN IRIS 3146 | \$2,352,500 | 20/10/2025 |

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: 19/01/2026 17:15



 4
  3
  4

Rooms: 9

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

December quarter 2025: \$2,412,500

Comparable Properties



45 Rosedale Rd GLEN IRIS 3146 (REI)

Agent Comments

 4
  2
  2

Price: \$2,685,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House

Land Size: 404 sqm approx



26 Peate Av GLEN IRIS 3146 (REI)

Agent Comments

 4
  3
  2

Price: \$2,621,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 503 sqm approx



2/4 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$2,352,500

Method: Sold Before Auction

Date: 20/10/2025

Property Type: House (Res)

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511



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