

# 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

14 Atkins Avenue, 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 \$1,900,000 & \$1,995,000

### Median sale price

Median price \$2,660,500 Property Type House Suburb Glen Iris

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	20 Mills St GLEN IRIS 3146	\$2,022,500	05/11/2025
2	3 Adrian St GLEN IRIS 3146	\$2,000,000	13/09/2025
3	38 Prosper Pde ASHBURTON 3147	\$1,960,000	06/09/2025

**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:

06/03/2026 17:15



**Property Type:** House

**Agent Comments**

Tucked away at the end of a peaceful, tree-lined cul-de-sac, this beautifully maintained family home offers generous space, everyday comfort, and exciting future potential in one of Glen Iris' most sought-after neighbourhoods.

**Indicative Selling Price**

\$1,900,000 - \$1,995,000

**Median House Price**

December quarter 2025: \$2,660,500

## Comparable Properties



**20 Mills St GLEN IRIS 3146 (VG)**

[Agent Comments](#)



**Price:** \$2,022,500

**Method:** Sale

**Date:** 05/11/2025

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**3 Adrian St GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,000,000

**Method:** Auction Sale

**Date:** 13/09/2025

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**38 Prosper Pde ASHBURTON 3147 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,960,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 836 sqm approx