

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

22 Kardinia Road, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$2,400,000

&

\$2,640,000

Median sale price

Median price

\$2,340,000

Property Type

House

Suburb

Glen Iris

Period - From

24/02/2024

to

23/02/2025

Source

Property Data

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	3 Staughton Rd GLEN IRIS 3146	\$2,650,000	11/02/2025
2	42 Summerhill Rd GLEN IRIS 3146	\$2,700,000	12/12/2024
3	32 Gardiner Pde GLEN IRIS 3146	\$2,690,000	30/11/2024

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:

24/02/2025 15:37



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 780 sqm approx
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
Median House Price
24/02/2024 - 23/02/2025: \$2,340,000

Comparable Properties



3 Staughton Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,650,000
Method: Sold Before Auction
Date: 11/02/2025
Property Type: House (Res)
Land Size: 769 sqm approx



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 4

Price: \$2,700,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 929 sqm approx



32 Gardiner Pde GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,690,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 739 sqm approx

Account - Kay & Burton | P: 03 5989 1000 | F: 03 5989 0171



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