

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 4/57-59 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$870,000 & \$920,000

Median sale price

Median price \$717,500 Property Type Unit 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	2/58 Anderson Rd HAWTHORN EAST 3123	\$940,000	09/12/2025
2	3/18 Peace St GLEN IRIS 3146	\$895,000	15/11/2025
3	1/10 Carool Rd ASHBURTON 3147	\$865,000	01/11/2025

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: 29/01/2026 15:29



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$870,000 - \$920,000
Median Unit Price
December quarter 2025: \$717,500

Comparable Properties



2/58 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$940,000
Method: Private Sale
Date: 09/12/2025
Property Type: Unit



3/18 Peace St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$895,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Villa



1/10 Carool Rd ASHBURTON 3147 (REI/VG)

Agent Comments

2 1 1

Price: \$865,000
Method: Private Sale
Date: 01/11/2025
Property Type: Unit

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