

# 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

1 Webb Street, 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

\$2,900,000

&

\$3,100,000

### Median sale price

Median price

\$2,547,500

Property Type

House

Suburb

Glen Iris

Period - From

18/05/2025

to

17/05/2026

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 Glentilt Rd GLEN IRIS 3146	\$3,270,000	02/05/2026
2	13 Watson St GLEN IRIS 3146	\$2,920,000	17/04/2026
3	8 Amy St CAMBERWELL 3124	\$3,010,000	09/04/2026

**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:

18/05/2026 15:11



**Property Type:** House

Agent Comments

## Comparable Properties



**3 Glentilt Rd GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$3,270,000

**Method:** Sold Before Auction

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 641 sqm approx



**13 Watson St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$2,920,000

**Method:** Private Sale

**Date:** 17/04/2026

**Property Type:** House



**8 Amy St CAMBERWELL 3124 (REI)**

Agent Comments



**Price:** \$3,010,000

**Method:** Private Sale

**Date:** 09/04/2026

**Property Type:** House

**Land Size:** 650 sqm approx