

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

18 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,850,000

Median sale price

Median price

\$2,551,000

Property Type

House

Suburb

Glen Iris

Period - From

01/04/2025

to

31/03/2026

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	13 Montana St GLEN IRIS 3146	\$2,100,000	08/05/2026
2	1634 Malvern Rd GLEN IRIS 3146	\$1,900,000	05/05/2026
3	6 Dion St GLEN IRIS 3146	\$1,785,000	25/04/2026

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:

24/06/2026 09:09



 3  2  4

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



13 Montana St GLEN IRIS 3146 (VG)

Agent Comments

 4  -  -

Price: \$2,100,000

Method: Sale

Date: 08/05/2026

Property Type: House (Res)

Land Size: 696 sqm approx



1634 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

 4  2  4

Price: \$1,900,000

Method: Private Sale

Date: 05/05/2026

Property Type: House (Res)

Land Size: 683 sqm approx



6 Dion St GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,785,000

Method: Private Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 722 sqm approx