

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

3 Adrian Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

30/06/2025

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	13 Pascoe St GLEN IRIS 3146	\$1,895,000	09/08/2025
2	20 Brandon St GLEN IRIS 3146	\$1,945,000	02/08/2025
3	1 Baker Pde ASHBURTON 3147	\$1,750,000	15/03/2025

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:

21/08/2025 15:24



 3  2  2

Property Type: House
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
June quarter 2025: \$2,675,000

Comparable Properties



13 Pascoe St GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,895,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)



20 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  4

Price: \$1,945,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 649 sqm approx

1 Baker Pde ASHBURTON 3147 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,750,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 870 sqm approx