

# 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

1/1458 High 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price

\$2,452,500

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2025

to

30/06/2026

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                              | 2b Sorrett Av MALVERN 3144    | \$2,440,000 | 29/06/2026   |
| 2                              | 11 Graves La MALVERN 3144     | \$2,390,000 | 12/06/2026   |
| 3                              | 1/7 Estella St GLEN IRIS 3146 | \$2,320,000 | 14/03/2026   |

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:

28/08/2026 08:57



Property Type:  
Agent Comments

Indicative Selling Price  
\$2,300,000 - \$2,500,000  
Median House Price  
Year ending June 2026: \$2,452,500

## Comparable Properties



2b Sorrett Av MALVERN 3144 (REI)

Agent Comments



Price: \$2,440,000  
Method: Private Sale  
Date: 29/06/2026  
Property Type: Townhouse (Single)



11 Graves La MALVERN 3144 (REI)

Agent Comments



Price: \$2,390,000  
Method: Private Sale  
Date: 12/06/2026  
Property Type: House (Res)



1/7 Estella St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,320,000  
Method: Auction Sale  
Date: 14/03/2026  
Property Type: House (Res)

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153



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