

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 Francis Crescent, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,423,500

Property Type House

Suburb Glen Iris

Period - From 06/11/2024

to

05/11/2025

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	38 Chaleyer St GLEN IRIS 3146	\$2,200,000	18/10/2025
2	8 Brixton Rise GLEN IRIS 3146	\$1,950,000	26/08/2025
3	68 Celia St GLEN IRIS 3146	\$1,950,000	16/08/2025

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:

06/11/2025 14:53



4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
06/11/2024 - 05/11/2025: \$2,423,500

Comparable Properties



38 Chaleyer St GLEN IRIS 3146 (REI)

Agent Comments

5 2 2

Price: \$2,200,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 692 sqm approx



8 Brixton Rise GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 665 sqm approx



68 Celia St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 1 3

Price: \$1,950,000
Method: Auction Sale
Date: 16/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx