Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,950,000

Property offered for sale

Address	18 Francis Crescent, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,423,500	Pro	perty 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

OR

3

68 Celia St GLEN IRIS 3146

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



16/08/2025











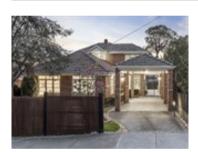
Rooms: 7

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

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

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

Price: \$1,950,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 650 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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