

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

20 Liston Street, 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 \$2,452,500

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	8 Allison Av GLEN IRIS 3146	\$2,110,000	30/05/2026
2	13 Montana St GLEN IRIS 3146	\$2,100,000	08/05/2026
3	62 Albion Rd ASHBURTON 3147	\$2,200,000	19/03/2026

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:

04/08/2026 15:20



Property Type: House (Previously Occupied - Detached)
Land Size: 617 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 Year ending June 2026: \$2,452,500

Comparable Properties



8 Allison Av GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,110,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)
Land Size: 661 sqm approx



13 Montana St GLEN IRIS 3146 (VG)

Agent Comments



Price: \$2,100,000
Method: Sale
Date: 08/05/2026
Property Type: House (Res)
Land Size: 696 sqm approx



62 Albion Rd ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 869 sqm approx

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