

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

40 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

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	44 Range St CAMBERWELL 3124	\$1,650,000	15/09/2026
2	6 Albemarle Ct GLEN IRIS 3146	\$1,650,000	29/08/2026
3	6 Dion St GLEN IRIS 3146	\$1,785,000	25/04/2026

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:

23/09/2026 15:28



3
 2
 2

Rooms: 7

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median House Price

Year ending June 2026: \$2,452,500

Comparable Properties



44 Range St CAMBERWELL 3124 (REI)

Agent Comments

3
 2
 2

Price: \$1,650,000

Method: Private Sale

Date: 15/09/2026

Property Type: House

Land Size: 552 sqm approx



6 Albemarle Ct GLEN IRIS 3146 (REI)

Agent Comments

3
 1
 2

Price: \$1,650,000

Method: Auction Sale

Date: 29/08/2026

Property Type: House (Res)

Land Size: 641 sqm approx



6 Dion St GLEN IRIS 3146 (REI)

Agent Comments

3
 2
 2

Price: \$1,785,000

Method: Private Sale

Date: 25/04/2026

Property Type: House (Res)

Land Size: 722 sqm approx

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