

# 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

7 Adrian 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,551,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	82 Dent St ASHBURTON 3147	\$1,815,000	21/03/2026
2	9 Keltie St GLEN IRIS 3146	\$1,910,000	19/03/2026
3	6 Denman Av GLEN IRIS 3146	\$1,920,000	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:

29/05/2026 11:55



**Property Type:** House

Agent Comments

## Comparable Properties



**82 Dent St ASHBURTON 3147 (REI)**

Agent Comments



**Price:** \$1,815,000

**Method:** Auction Sale

**Date:** 21/03/2026

**Property Type:** House (Res)

**Land Size:** 558 sqm approx



**9 Keltie St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,910,000

**Method:** Sold Before Auction

**Date:** 19/03/2026

**Property Type:** House (Res)

**Land Size:** 603 sqm approx



**6 Denman Av GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 383 sqm approx