

# 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

201/108 Glen Iris Road, 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

\$625,000

&

\$675,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Glen Iris

Period - From

01/01/2026

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 | 4/42 Wills St GLEN IRIS 3146       | \$705,000 | 30/04/2026   |
| 2 | 103/221 Burke Rd GLEN IRIS 3146    | \$700,000 | 10/02/2026   |
| 3 | 607/1615 Malvern Rd GLEN IRIS 3146 | \$609,000 | 22/11/2025   |

**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:

06/05/2026 08:48



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$625,000 - \$675,000  
**Median Unit Price**  
March quarter 2026: \$710,000

## Comparable Properties



**4/42 Wills St GLEN IRIS 3146 (REI)**

Agent Comments



**Price:** \$705,000  
**Method:** Private Sale  
**Date:** 30/04/2026  
**Property Type:** Apartment



**103/221 Burke Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 10/02/2026  
**Property Type:** Apartment



**607/1615 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$609,000  
**Method:** Private Sale  
**Date:** 22/11/2025  
**Property Type:** Apartment

Account - Buxton | P: 03 9563 9933



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