

# 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

3 Gatis 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 \$4,500,000 & \$4,700,000

### Median sale price

Median price \$2,513,250 Property Type House Suburb Glen Iris

Period - From 01/01/2025 to 31/12/2025 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	6 French St CAMBERWELL 3124	\$4,300,000	22/08/2025
2			
3			

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.

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**Property Type:** House (Res)

**Land Size:** 640 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,500,000 - \$4,700,000

**Median House Price**

Year ending December 2025: \$2,513,250

## Comparable Properties



**6 French St CAMBERWELL 3124 (REI/VG)**

Agent Comments

5 4 2

**Price:** \$4,300,000

**Method:** Sold Before Auction

**Date:** 22/08/2025

**Property Type:** House (Res)

**Land Size:** 790 sqm approx

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.