

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

6 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$2,660,500 Property Type House Suburb Glen Iris

Period - From 01/10/2025 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	572 Camberwell Rd CAMBERWELL 3124	\$1,750,000	06/09/2025
2	2/11 Acheron Av CAMBERWELL 3124	\$1,708,000	13/09/2025
3	6 Valley Pde GLEN IRIS 3146	\$1,635,000	06/12/2025

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: 16/02/2026 11:51



Property Type: House (Res)

Agent Comments



Comparable Properties



572 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,750,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 344 sqm approx



2/11 Acheron Av CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$1,708,000

Method: Private Sale

Date: 13/09/2025

Property Type: Townhouse (Single)

Land Size: 175.10 sqm approx



6 Valley Pde GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,635,000

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 342 sqm approx

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