

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

30a Britten Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,490,000

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	26 Peate Av GLEN IRIS 3146	\$2,621,000	08/11/2025
2	37 Anderson St MALVERN EAST 3145	\$2,490,000	25/10/2025
3	2/4 Rosedale Rd GLEN IRIS 3146	\$2,352,500	20/10/2025

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:

28/03/2026 13:03



 3
  2
  2

Property Type: House
Land Size: 450 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,490,000
Median House Price
 December quarter 2025: \$2,660,500

Comparable Properties



26 Peate Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$2,621,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 503 sqm approx



37 Anderson St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$2,490,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 364 sqm approx



2/4 Rosedale Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
  3
  4

Price: \$2,352,500
Method: Sold Before Auction
Date: 20/10/2025
Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999



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