

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
3/1457 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$840,000 & \$880,000

Median sale price

Median price	\$717,500	Property Type	Unit	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	2/233 Burke Rd GLEN IRIS 3146	\$925,000	20/11/2025
2	8/443 Burke Rd GLEN IRIS 3146	\$845,000	27/10/2025
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.~~

This Statement of Information was prepared on:

27/01/2026 16:05

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Indicative Selling Price

\$840,000 - \$880,000

Median Unit Price

December quarter 2025: \$717,500



Property Type: Apartment

Agent Comments

Flawlessly designed and generous in scale throughout, this luxurious residence situated on the ground level of Highgreen, an elegant architectural development enveloped by greenery, unites premium finishes with a contemporary palette.



Comparable Properties



2/233 Burke Rd GLEN IRIS 3146 (REI)



Agent Comments

Price: \$925,000

Method: Private Sale

Date: 20/11/2025

Property Type: Apartment



8/443 Burke Rd GLEN IRIS 3146 (VG)



Agent Comments

Price: \$845,000

Method: Sale

Date: 27/10/2025

Property Type: Strata Unit/Flat

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.

Account - Shelter Real Estate | P: 03 9889 3990