

## 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

40 Dent Street, Glen Iris Vic 3146

#### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

#### Median sale price

Median price	<span style="border: 1px solid black; padding: 2px;">\$2,660,500</span>	Property Type	<span style="border: 1px solid black; padding: 2px;">House</span>	Suburb	<span style="border: 1px solid black; padding: 2px;">Glen Iris</span>
Period - From	<span style="border: 1px solid black; padding: 2px;">01/10/2025</span>	to	<span style="border: 1px solid black; padding: 2px;">31/12/2025</span>	Source	<span style="border: 1px solid black; padding: 2px;">REIV</span>

#### 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	17 Brixton Rise GLEN IRIS 3146	\$1,560,000	22/11/2025
2	2 Duke St ASHBURTON 3147	\$1,725,000	15/11/2025
3	27 Argyll St MALVERN EAST 3145	\$1,610,000	06/09/2025

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:

27/01/2026 14:36



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2025: \$2,660,500

## Comparable Properties



**17 Brixton Rise GLEN IRIS 3146 (REI)**



4



1



1

Agent Comments

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 22/11/2025

**Property Type:** House (Res)



**2 Duke St ASHBURTON 3147 (REI)**



4



1



2

Agent Comments

**Price:** \$1,725,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**27 Argyll St MALVERN EAST 3145 (REI/VG)**



4



2



3

Agent Comments

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Property Type:** House (Res)

**Land Size:** 650 sqm approx

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