

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 \$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	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



3
 2
 2

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)

Agent Comments

4
 1
 1

Price: \$1,560,000

Method: Auction Sale

Date: 22/11/2025

Property Type: House (Res)



2 Duke St ASHBURTON 3147 (REI)

Agent Comments

4
 1
 2

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)

Agent Comments

4
 2
 3

Price: \$1,610,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 9864 5000