

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 York Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

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	3 Adrian St GLEN IRIS 3146	\$2,000,000	13/09/2025
2	8 Brixton Rise GLEN IRIS 3146	\$1,950,000	26/08/2025
3	20 Brandon St GLEN IRIS 3146	\$1,945,000	02/08/2025

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:

22/01/2026 10:25

Zali Reynolds
03 9889 3990
0422 576 049

zali@shelterrealestate.com.au

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

December quarter 2025: \$2,660,500



4 1 2

Property Type: House
Land Size: 697 sqm approx

Agent Comments

Set on a generous 697m² (approx.) allotment in a leafy Glen Iris streetscape, 6 York Road is a beautifully preserved 1920s double-brick California Bungalow offering timeless character, flexible living and exciting scope to further enhance in a prized family setting.

Comparable Properties



3 Adrian St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 746 sqm approx



8 Brixton Rise GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,950,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 665 sqm approx



20 Brandon St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 4

Price: \$1,945,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 649 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990