

# 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 Celia Street, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,800,000

### Median sale price

Median price \$2,513,250

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

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	13 Douglas St ASHWOOD 3147	\$1,700,000	04/10/2025
2	7 Catalina Av ASHBURTON 3147	\$1,710,000	23/08/2025
3	46 Munro Av ASHBURTON 3147	\$1,882,000	23/08/2025

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:

20/02/2026 13:17

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4 2 2

**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,800,000  
**Median House Price**  
Year ending December 2025: \$2,513,250

## Comparable Properties



13 Douglas St ASHWOOD 3147 (REI/VG)

4 2 4

**Agent Comments**

**Price:** \$1,700,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 802 sqm approx



7 Catalina Av ASHBURTON 3147 (REI/VG)

2 1 2

**Agent Comments**

**Price:** \$1,710,000  
**Method:** Auction Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx



46 Munro Av ASHBURTON 3147 (REI/VG)

4 3 4

**Agent Comments**

**Price:** \$1,882,000  
**Method:** Auction Sale  
**Date:** 23/08/2025  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx

**Account - Jellis Craig** | P: 03 98098999 | F: 03 98192511