

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

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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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending December 2025: \$2,513,250



Property Type: House

Land Size: 650 sqm approx

[Agent Comments](#)

Comparable Properties



13 Douglas St ASHWOOD 3147 (REI/VG)



Price: \$1,700,000

Method: Sold Before Auction

Date: 04/10/2025

Property Type: House (Res)

Land Size: 802 sqm approx

[Agent Comments](#)



7 Catalina Av ASHBURTON 3147 (REI/VG)



Price: \$1,710,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 647 sqm approx

[Agent Comments](#)



46 Munro Av ASHBURTON 3147 (REI/VG)



Price: \$1,882,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 613 sqm approx

[Agent Comments](#)

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