

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 Seaton 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

&

\$1,870,000

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	2 Forster Av MALVERN EAST 3145	\$1,900,000	14/03/2026
2	83 Paxton St MALVERN EAST 3145	\$1,999,000	07/03/2026
3	6 Celia St GLEN IRIS 3146	\$1,750,000	28/02/2026

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:

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Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

December quarter 2025: \$2,660,500



Property Type:
Agent Comments

Comparable Properties



2 Forster Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,900,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)



83 Paxton St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,999,000
Method: Auction Sale
Date: 07/03/2026
Rooms: 5
Property Type: House (Res)
Land Size: 586 sqm approx



6 Celia St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,750,000
Method: Private Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 650 sqm approx

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