

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

13 Watson Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,950,000

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	47 Lynden St CAMBERWELL 3124	\$2,900,000	05/12/2025
2	17 Walerna Rd GLEN IRIS 3146	\$3,000,000	04/11/2025
3	6 Duke St ASHBURTON 3147	\$3,075,000	25/10/2025

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:

02/04/2026 17:33



 5
  3
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,950,000

Median House Price

December quarter 2025: \$2,660,500

Comparable Properties



47 Lynden St CAMBERWELL 3124 (REI/VG)

Agent Comments

 5
  2
  2

Price: \$2,900,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 697 sqm approx



17 Walerna Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
  2
  3

Price: \$3,000,000

Method: Sold Before Auction

Date: 04/11/2025

Property Type: House (Res)

Land Size: 699 sqm approx



6 Duke St ASHBURTON 3147 (REI/VG)

Agent Comments

 4
  3
  2

Price: \$3,075,000

Method: Private Sale

Date: 25/10/2025

Property Type: House

Land Size: 697 sqm approx

Account - Marshall White | P: 03 9822 9999



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