

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

2 Greendale Road, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$4,885,000

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	9 Dent St GLEN IRIS 3146	\$4,830,000	16/12/2025
2			
3			

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:

28/01/2026 10:49



 5  4  2

Property Type: House (Res)
Land Size: 675 sqm approx
Agent Comments

Indicative Selling Price
\$4,885,000

Median House Price
Year ending December 2025: \$2,513,250

Comparable Properties



9 Dent St GLEN IRIS 3146 (REI)

Agent Comments

 5  3  4

Price: \$4,830,000
Method: Private Sale
Date: 16/12/2025
Property Type: House
Land Size: 892 sqm approx

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.