

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)



5



3



4

Price: \$4,830,000

Method: Private Sale

Date: 16/12/2025

Property Type: House

Land Size: 892 sqm approx

Agent Comments

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.

Account - Marshall White | P: 03 9822 9999