

# 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 51 Erica Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,000,000 & \$4,400,000

### Median sale price

Median price \$2,551,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	15 Kardella St MALVERN EAST 3145	\$4,607,000	17/03/2026
2	23 Hope St GLEN IRIS 3146	\$4,400,000	25/11/2025
3	107 Stanhope St MALVERN 3144	\$4,350,000	28/10/2025

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: 15/04/2026 17:55



5 3 2

**Property Type:**  
**Land Size:** 632 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
Year ending March 2026: \$2,551,000

## Comparable Properties



**15 Kardella St MALVERN EAST 3145 (REI)**

**Agent Comments**

5 3 2

**Price:** \$4,607,000  
**Method:** Sold Before Auction  
**Date:** 17/03/2026  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx



**23 Hope St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

5 3 3

**Price:** \$4,400,000  
**Method:** Auction Sale  
**Date:** 25/11/2025  
**Property Type:** House (Res)  
**Land Size:** 565 sqm approx



**107 Stanhope St MALVERN 3144 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$4,350,000  
**Method:** Auction Sale  
**Date:** 28/10/2025  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx

**Account - Marshall White | P: 03 9822 9999**



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