

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

15 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

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	31 Grandview Av GLEN IRIS 3146	\$2,430,000	01/03/2026
2	18 Cusdin St GLEN IRIS 3146	\$2,550,000	14/02/2026
3	36 Seaton St GLEN IRIS 3146	\$2,450,000	25/11/2025

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:

12/03/2026 15:25



 4
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Property Type: House
Land Size: 680 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,350,000 - \$2,550,000
Median House Price
 December quarter 2025: \$2,660,500

Comparable Properties



31 Grandview Av GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$2,430,000
Method: Private Sale
Date: 01/03/2026
Property Type: House
Land Size: 756 sqm approx



18 Cusdin St GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$2,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 724 sqm approx



36 Seaton St GLEN IRIS 3146 (REI/VG)

Agent Comments

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Price: \$2,450,000
Method: Sold Before Auction
Date: 25/11/2025
Property Type: House (Res)
Land Size: 819 sqm approx

Account - RT Edgar Boroondara | P: 88882000