

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

3 Gatis Street, Glen Iris Vic 3146

Indicative selling price

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

Single price \$4,495,000

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	16 Callanish Rd CAMBERWELL 3124	\$4,170,000	22/11/2025
2	1 Dundas St GLEN IRIS 3146	\$4,410,000	08/11/2025
3	156 Highfield Rd CAMBERWELL 3124	\$4,200,000	01/11/2025

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:

31/03/2026 17:36



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Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$4,495,000
Median House Price
December quarter 2025: \$2,660,500

Comparable Properties



16 Callanish Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

5 5 2

Price: \$4,170,000
Method: Private Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 850 sqm approx



1 Dundas St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 4 3

Price: \$4,410,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 1146 sqm approx



156 Highfield Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

6 3 2

Price: \$4,200,000
Method: Sold Before Auction
Date: 01/11/2025
Property Type: House (Res)
Land Size: 734 sqm approx