

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

21 Erica Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price \$6,750,000

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	21 Shaftesbury Av MALVERN 3144	\$7,000,000	16/01/2026
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:

30/03/2026 09:55



 5  5  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$6,750,000

Median House Price

December quarter 2025: \$2,660,500

Comparable Properties



21 Shaftesbury Av MALVERN 3144 (REI/VG)

Agent Comments

 5  4  3

Price: \$7,000,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

Land Size: 696 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.

Account - Jellis Craig | P: 03 9864 5000



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