

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

19 Nerissa Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	27 Vears Rd ASHBURTON 3147	\$2,460,000	29/11/2025
2	4 Morell St GLEN IRIS 3146	\$2,311,000	15/11/2025
3	21 Beatrice St GLEN IRIS 3146	\$2,390,000	06/09/2025

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:

24/02/2026 19:44

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4 2 2

Property Type: House (Res)

Land Size: 830 approx sqm approx

Agent Comments

Nestled in a coveted tree-lined enclave, there's an understated elegance to this refurbished, triple fronted, cream brick family home although the incredible potential cannot be overlooked for this vast allotment of 830 sqm (approx).

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

December quarter 2025: \$2,660,500

Comparable Properties



27 Vears Rd ASHBURTON 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$2,460,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 725 sqm approx



4 Morell St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$2,311,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 730 sqm approx



21 Beatrice St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 1 2

Price: \$2,390,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 684 sqm approx