

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

18 Kerferd Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,080,000

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	46 Dent St GLEN IRIS 3146	\$2,005,000	26/03/2026
2	49 Gardiner Pde GLEN IRIS 3146	\$2,120,000	27/02/2026
3	68 Summerhill Rd GLEN IRIS 3146	\$2,108,000	19/02/2026

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:

13/04/2026 15:24

Christopher Cain

9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$2,080,000

Median House Price

Year ending March 2026: \$2,551,000



 3  2  2

Property Type: House

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



46 Dent St GLEN IRIS 3146 (REI)

Agent Comments

 3  1  2

Price: \$2,005,000

Method: Sold Before Auction

Date: 26/03/2026

Property Type: House (Res)

Land Size: 558 sqm approx

49 Gardiner Pde GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$2,120,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx



68 Summerhill Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  1  2

Price: \$2,108,000

Method: Sold Before Auction

Date: 19/02/2026

Property Type: House (Res)

Land Size: 646 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999