

# 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

2 Richards Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,100,000

### Median sale price

Median price \$2,513,250

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

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 | 49 Gardiner Pde GLEN IRIS 3146 | \$2,120,000 | 27/02/2026   |
| 2 | 47 Bourne Rd GLEN IRIS 3146    | \$2,200,000 | 08/12/2025   |
| 3 | 20 Mills St GLEN IRIS 3146     | \$2,022,500 | 05/11/2025   |

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:

04/03/2026 15:34



3 1 2

Property Type: House  
Land Size: 774 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,950,000 - \$2,100,000  
Median House Price  
Year ending December 2025: \$2,513,250

## Comparable Properties

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



47 Bourne Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,200,000  
Method: Private Sale  
Date: 08/12/2025  
Property Type: House  
Land Size: 637 sqm approx



20 Mills St GLEN IRIS 3146 (VG)

Agent Comments

3 - -

Price: \$2,022,500  
Method: Sale  
Date: 05/11/2025  
Property Type: House (Res)  
Land Size: 597 sqm approx

Account - Marshall White | P: 03 9822 9999