

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/79 GLEN IRIS ROAD, GLEN IRIS, VIC 3146

Indicative selling price

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

Price Range: \$1,725,000 to \$1,750,000

Median sale price

Median price

\$2,621,000

Property type

House

Suburb

GLEN IRIS

Period

01 October 2025 to 31 December 2025

Source



Comparable property sales

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

Address of comparable property	Price	Date of sale
28 SAMARINDA AVE, ASHBURTON, VIC 3147	\$1,815,000	04/10/2025
1/29 GLENCAIRN AVE, CAMBERWELL, VIC 3124	\$1,747,000	08/11/2025
3/25 GARDINER PDE, GLEN IRIS, VIC 3146	\$1,730,000	06/09/2025

This Statement of Information was prepared on:

20/02/2026