

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 6 Celia Street, Glen Iris Vic 3146
Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	3 Adrian St GLEN IRIS 3146	\$2,000,000	13/09/2025
2	10 Tower Hill Rd GLEN IRIS 3146	\$2,165,000	27/08/2025
3	68 Celia St GLEN IRIS 3146	\$1,950,000	16/08/2025

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:



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2



2

Rooms: 6**Property Type:** House (Res)**Agent Comments**

David Macmillan
03 9810 5000
0411 111 108

davidmacmillan@jelliscraig.com.au

Indicative Selling Price

\$1,800,000 - \$1,980,000

Median House Price

Year ending December 2025: \$2,513,250

Comparable Properties

**3 Adrian St GLEN IRIS 3146 (REI/VG)**

3



2



2

Price: \$2,000,000**Method:** Auction Sale**Date:** 13/09/2025**Property Type:** House (Res)**Land Size:** 746 sqm approx**Agent Comments****10 Tower Hill Rd GLEN IRIS 3146 (REI/VG)**

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1



1

Price: \$2,165,000**Method:** Private Sale**Date:** 27/08/2025**Property Type:** House (Res)**Land Size:** 730 sqm approx**Agent Comments****68 Celia St GLEN IRIS 3146 (REI/VG)**

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1



3

Price: \$1,950,000**Method:** Auction Sale**Date:** 16/08/2025**Property Type:** House (Res)**Land Size:** 650 sqm approx**Agent Comments****Account - Jellis Craig | P: 03 98098999 | F: 03 98192511**