

# 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

11 Bourne Road, 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 \$4,800,000

&

\$5,200,000

### 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 | 9 Dent St GLEN IRIS 3146        | \$4,830,000 | 16/12/2025   |
| 2 | 19 Dorrington Av GLEN IRIS 3146 | \$5,300,000 | 11/12/2025   |
| 3 | 2 Hillside Av GLEN IRIS 3146    | \$4,815,000 | 19/11/2025   |

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:

24/02/2026 12:21



6 3 1

Property Type: House  
Agent Comments

Indicative Selling Price  
\$4,800,000 - \$5,200,000  
Median House Price  
December quarter 2025: \$2,660,500

## Comparable Properties



9 Dent St GLEN IRIS 3146 (REI)

Agent Comments

5 3 4

Price: \$4,830,000  
Method: Private Sale  
Date: 16/12/2025  
Property Type: House  
Land Size: 892 sqm approx



19 Dorrington Av GLEN IRIS 3146 (REI)

Agent Comments

6 4 3

Price: \$5,300,000  
Method: Private Sale  
Date: 11/12/2025  
Property Type: House  
Land Size: 1026 sqm approx



2 Hillside Av GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$4,815,000  
Method: Sold Before Auction  
Date: 19/11/2025  
Property Type: House (Res)  
Land Size: 685 sqm approx