

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

40 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

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	28 Bath Rd GLEN IRIS 3146	\$2,575,000	22/11/2025
2	50 Munro Av ASHBURTON 3147	\$2,395,000	09/11/2025
3	31 Ferndale Rd GLEN IRIS 3146	\$2,470,000	09/09/2025

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:

04/02/2026 16:38



Property Type: House
Land Size: 622 sqm approx

Agent Comments

Graced with timeless character and comprehensively renovated in 2025, this inviting Glen Iris residence delivers high-quality contemporary comfort, generous proportions and exceptional flexibility for families at every stage.

Indicative Selling Price
\$2,300,000 - \$2,500,000

Median House Price
December quarter 2025: \$2,660,500

Comparable Properties



28 Bath Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$2,575,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: House (Res)
Land Size: 673 sqm approx



50 Munro Av ASHBURTON 3147 (REI/VG)

[Agent Comments](#)



Price: \$2,395,000
Method: Private Sale
Date: 09/11/2025
Property Type: House
Land Size: 624 sqm approx



31 Ferndale Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$2,470,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 603 sqm approx