

# 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

166 Glen Iris 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 \$3,400,000

&

\$3,700,000

### 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	47 Dent St GLEN IRIS 3146	\$3,710,000	11/11/2025
2	6 Fuller Av GLEN IRIS 3146	\$3,520,000	25/10/2025
3	11 Nerissa St GLEN IRIS 3146	\$3,720,000	20/09/2025

**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 13:39



4   
 4   
 2

**Property Type:** House  
**Land Size:** 642 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,400,000 - \$3,700,000  
**Median House Price**  
 Year ending December 2025: \$2,513,250

## Comparable Properties



**47 Dent St GLEN IRIS 3146 (REI/VG)**

Agent Comments

5   
 6   
 2

**Price:** \$3,710,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** House  
**Land Size:** 645 sqm approx



**6 Fuller Av GLEN IRIS 3146 (REI/VG)**

Agent Comments

4   
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 2

**Price:** \$3,520,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**11 Nerissa St GLEN IRIS 3146 (REI/VG)**

Agent Comments

5   
 5   
 2

**Price:** \$3,720,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 702 sqm approx

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