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	43 Albion Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,620,000 Property Type House Suburb Glen Iris

Period - From 01/07/2025 to 30/09/2025 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	8 Cairnes Cr MALVERN EAST 3145	$2,510,000	10/09/2025
2	8 Francis Cr GLEN IRIS 3146	$2,800,000	24/07/2025
3	38 Allison Av GLEN IRIS 3146	$2,435,000	28/06/2025

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: 14/10/2025 09:09

43 Albion Road, Glen Iris Vic 3146

Todd Braggins
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4 2 2

Property Type: House
Land Size: 623 sqm approx

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
September quarter 2025: $2,620,000

Agent Comments

Relishing a prized corner allotment embraced by established landscaped gardens, this classic clinker brick home delivers a single level layout balancing period elegance with easy liveability, functionality and contemporary upgrades in resort style surrounds.

Comparable Properties



8 Cairnes Cr MALVERN EAST 3145 (REI)

4 2 2

Price: $2,510,000
Method: Sold Before Auction
Date: 10/09/2025
Property Type: House (Res)

Agent Comments



8 Francis Cr GLEN IRIS 3146 (REI)

5 2 2

Price: $2,800,000
Method: Sold Before Auction
Date: 24/07/2025
Property Type: House
Land Size: 683 sqm approx

Agent Comments



38 Allison Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,435,000
Method: Private Sale
Date: 28/06/2025
Property Type: House
Land Size: 746 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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