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	2/23 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $750,000 & $820,000

Median sale price

Median price $717,500 Property Type Unit 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	3/2 June Cr GLEN IRIS 3146	$805,000	04/10/2025
2	3/571 Camberwell Rd CAMBERWELL 3124	$825,000	20/09/2025
3	2/16 Lithgow St GLEN IRIS 3146	$765,000	06/09/2025

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: 23/01/2026 13:34

2/23 Gardiner Parade, Glen Iris Vic 3146

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



2 1 1

Property Type: Villa

Agent Comments

Offering exceptional accommodation in a boutique block of just four, this impeccably presented single-level villa unit is nestled in a prestigious locale with Back Creek and Ferndale Trail at the rear.

Indicative Selling Price
$750,000 - $820,000
Median Unit Price
December quarter 2025: $717,500

Comparable Properties



3/2 June Cr GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $805,000
Method: Private Sale
Date: 04/10/2025
Property Type: Unit
Land Size: 137 sqm approx

Agent Comments



3/571 Camberwell Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $825,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Unit

Agent Comments



2/16 Lithgow St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $765,000
Method: Private Sale
Date: 06/09/2025
Property Type: Unit

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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