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	19 Dion Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,455,000 Property Type House Suburb Glen Iris

Period - From 01/10/2024 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	38 Prosper Pde ASHBURTON 3147	$1,960,000	06/09/2025
2	46 Munro Av ASHBURTON 3147	$1,882,000	23/08/2025
3	13 Pascoe St GLEN IRIS 3146	$1,895,000	09/08/2025

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: 16/10/2025 09:33

19 Dion Street, Glen Iris Vic 3146

Mike Millington
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2 1 4

Property Type: House
Land Size: 836 sqm approx

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
Year ending September 2025: $2,455,000

Agent Comments

Offered for the first time in over 60 years, this much-loved 1940s clinker brick residence presents a rare and exciting opportunity in a prized Glen Iris pocket.

Comparable Properties



38 Prosper Pde ASHBURTON 3147 (REI)

4 4 -

Price: $1,960,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



46 Munro Av ASHBURTON 3147 (REI/VG)

4 3 4

Price: $1,882,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



13 Pascoe St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,895,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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