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	24 Audrey Crescent, 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 $2,620,000 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	239 Highfield Rd CAMBERWELL 3124	$2,310,000	18/09/2025
2	18 Wallis Av GLEN IRIS 3146	$2,330,000	23/08/2025
3	8 Audrey Cr GLEN IRIS 3146	$2,650,000	07/08/2025

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: 10/11/2025 11:00

24 Audrey Crescent, Glen Iris Vic 3146

Todd Braggins
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2 1 2

Property Type: House
Land Size: 822 sqm approx

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
September quarter 2025: $2,620,000

Agent Comments

Set on approximately 822sqm, this property offers an exceptionally rare parkside opportunity within the Summerhill Estate build your dream home (STCA).

Comparable Properties



239 Highfield Rd CAMBERWELL 3124 (REI)

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Price: $2,310,000
Method: Private Sale
Date: 18/09/2025
Property Type: Land (Res)
Land Size: 852 sqm approx

Agent Comments

18 Wallis Av GLEN IRIS 3146 (REI/VG)

3 2 3

Price: $2,330,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



8 Audrey Cr GLEN IRIS 3146 (REI/VG)

4 2 3

Price: $2,650,000
Method: Private Sale
Date: 07/08/2025
Property Type: House
Land Size: 781 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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