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	45 Rosedale 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	26 Peate Av GLEN IRIS 3146	$2,621,000	08/11/2025
2	8 Clonarg St GLEN IRIS 3146	$2,765,000	11/10/2025
3	15 Annetta Av ASHBURTON 3147	$2,620,000	14/05/2025

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 17:14

45 Rosedale Road, Glen Iris Vic 3146

Zali Reynolds
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4 2 2

Property Type: House
Land Size: 404 sqm approx

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

Agent Comments

Architecturally striking and beautifully refined, this four-bedroom residence delivers a sophisticated family lifestyle in one of Glen Iris' most coveted pockets.

Comparable Properties



26 Peate Av GLEN IRIS 3146 (REI)

4 3 2

Price: $2,621,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 503 sqm approx

Agent Comments



8 Clonarg St GLEN IRIS 3146 (REI)

4 4 2

Price: $2,765,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)

Agent Comments



15 Annetta Av ASHBURTON 3147 (REI/VG)

4 3 2

Price: $2,620,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 532 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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