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	6 Valley Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	31 Rix St GLEN IRIS 3146	$1,470,000	04/06/2025
2	1/2 Station Av GLEN IRIS 3146	$1,685,000	31/05/2025
3			

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: 23/10/2025 17:48

6 Valley Parade, Glen Iris Vic 3146

JellisCraig



3 2 1

Rooms: 4
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

Mark Pezzin
03 9810 5000
0403 537 105
MarkPezzin@jelliscraig.com.au

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending September 2025: $2,455,000

Comparable Properties



31 Rix St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,470,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 295 sqm approx

Agent Comments



1/2 Station Av GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,685,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

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.

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