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	1 Barbara Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,660,500 Property Type House 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	21 Adrian St GLEN IRIS 3146	$2,240,000	29/11/2025
2	4 Morell St GLEN IRIS 3146	$2,311,000	15/11/2025
3	7 Poulter St ASHBURTON 3147	$2,001,000	15/11/2025

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 10:06

1 Barbara Avenue, Glen Iris Vic 3146

Mike Millington
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3 2 2

Property Type: House
Land Size: 677 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
December quarter 2025: $2,660,500

Agent Comments

Enviably situated in a quiet leafy avenue, this refined brick period residence evokes Art Deco elegance and presents impressive proportions and a sunlit interior, providing a sensational environment for family living.

Comparable Properties



21 Adrian St GLEN IRIS 3146 (REI)

4 2 5

Price: $2,240,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



4 Morell St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,311,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



7 Poulter St ASHBURTON 3147 (REI)

3 1 2

Price: $2,001,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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