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	49 Gardiner Parade, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,150,000

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	68 Summerhill Rd GLEN IRIS 3146	$2,108,000	19/02/2026
2	47 Bourne Rd GLEN IRIS 3146	$2,200,000	08/12/2025
3	21 Adrian St GLEN IRIS 3146	$2,240,000	29/11/2025

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: 26/02/2026 13:58

49 Gardiner Parade, Glen Iris Vic 3146

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4 2 2

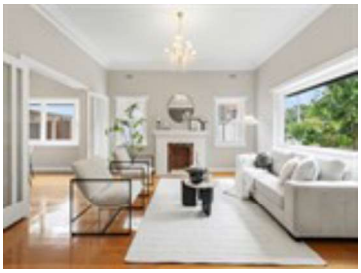
Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,150,000
Median House Price
December quarter 2025: $2,660,500

Agent Comments

Creating a captivating first impression with its picture-perfect Californian Bungalow façade, this inviting home perched alongside Gardiners Creek offers a wonderful family lifestyle in a leafy pocket.

Comparable Properties

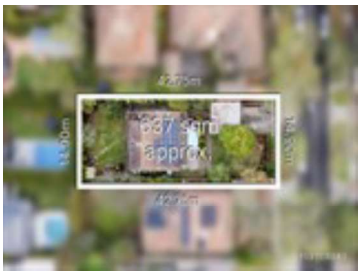


68 Summerhill Rd GLEN IRIS 3146 (REI)

3 1 2

Price: $2,108,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



47 Bourne Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,200,000
Method: Private Sale
Date: 08/12/2025
Property Type: House
Land Size: 637 sqm approx

Agent Comments



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

Account - Shelter Real Estate | P: 03 9889 3990

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