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	2/21 Creswick Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,250,000 & $1,375,000

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	7/241 Burke Rd GLEN IRIS 3146	$1,180,000	29/11/2025
2	1/64 Kooyongkoot Rd HAWTHORN 3122	$1,300,000	06/10/2025
3	2/45 Osborne Av GLEN IRIS 3146	$1,191,000	02/10/2025

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: 02/02/2026 13:40

2/21 Creswick Street, Glen Iris Vic 3146

JellisCraig



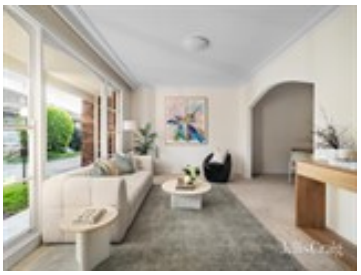
3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,375,000
Median House Price
December quarter 2025: $2,660,500

Comparable Properties



7/241 Burke Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,180,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit

Agent Comments



1/64 Kooyongkoot Rd HAWTHORN 3122 (VG)

3 - -

Price: $1,300,000
Method: Sale
Date: 06/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/45 Osborne Av GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,191,000
Method: Sold Before Auction
Date: 02/10/2025
Property Type: Townhouse (Res)
Land Size: 123 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

propertydata.com.au

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