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	1/11 Grandview Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,980,000

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	3/24 Dickens St GLEN IRIS 3146	$1,650,000	12/12/2025
2	3/25 Gardiner Pde GLEN IRIS 3146	$1,730,000	06/09/2025
3	22 Cusdin St GLEN IRIS 3146	$1,727,500	17/08/2025

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: 04/02/2026 16:30

1/11 Grandview Avenue, Glen Iris Vic 3146

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3 2 3

Property Type: House
Land Size: 339 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
December quarter 2025: $2,660,500

Agent Comments

Nestled in a tree-lined avenue, a short stroll from Burwood Station and Toorak Road dining, trams and shops, this impressive double storey residence positioned at the front of just two, on its own title with no body corporate, is as breathtaking as it is highly functional.

Comparable Properties



3/24 Dickens St GLEN IRIS 3146 (VG)

3 - -

Price: $1,650,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/25 Gardiner Pde GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,730,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)
Land Size: 371 sqm approx

Agent Comments



22 Cusdin St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,727,500
Method: Sold Before Auction
Date: 17/08/2025
Property Type: House (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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