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	20 Albion Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,000,000 & $3,300,000

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	112 Darling Rd MALVERN EAST 3145	$3,075,000	20/10/2025
2	29 Staughton Rd GLEN IRIS 3146	$3,101,000	23/08/2025
3	14 Kardella St MALVERN EAST 3145	$3,100,000	20/08/2025

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: 12/02/2026 09:44

20 Albion Road, Glen Iris Vic 3146

Steve Burke
03 9818 1888
0448 331 653
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5 3 2

Rooms: 10
Property Type: House
Land Size: 770 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
December quarter 2025: $2,660,500

Comparable Properties



112 Darling Rd MALVERN EAST 3145 (REI/VG)

5 2 3

Price: $3,075,000
Method: Private Sale
Date: 20/10/2025
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



29 Staughton Rd GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $3,101,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



14 Kardella St MALVERN EAST 3145 (REI/VG)

5 4 4

Price: $3,100,000
Method: Private Sale
Date: 20/08/2025
Property Type: House
Land Size: 640 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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