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	40 Liston Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,425,000 & $2,495,000

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	25 Pascoe St GLEN IRIS 3146	$2,550,000	17/03/2026
2	18 Cusdin St GLEN IRIS 3146	$2,550,000	14/02/2026
3	43 Eleanor St ASHBURTON 3147	$2,420,000	13/12/2025

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: 02/04/2026 18:11

40 Liston Street, Glen Iris Vic 3146

Zali Reynolds
03 9889 3990
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5 2 2

Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price
$2,425,000 - $2,495,000
Median House Price
December quarter 2025: $2,660,500

Comparable Properties



25 Pascoe St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,550,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments



18 Cusdin St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



43 Eleanor St ASHBURTON 3147 (VG)

4 - -

Price: $2,420,000
Method: Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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