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	206/12 High Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $530,000

Median sale price

Median price $717,500 Property Type Unit 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	108/5 Glenarm Rd GLEN IRIS 3146	$560,000	15/12/2025
2	108/12 High St GLEN IRIS 3146	$580,000	24/11/2025
3	203/12 High St GLEN IRIS 3146	$575,000	30/10/2025

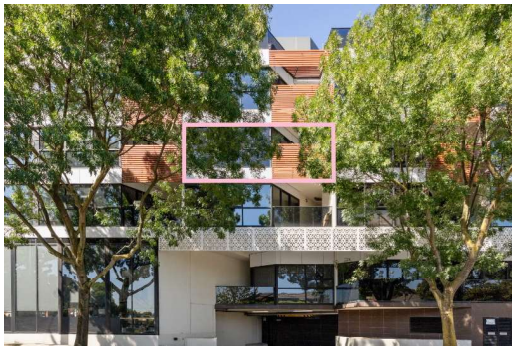
OR

~~**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: 19/02/2026 13:25

206/12 High Street, Glen Iris Vic 3146

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2 2 1

Property Type: Apartment

Indicative Selling Price
$530,000
Median Unit Price
December quarter 2025: $717,500

Agent Comments

Occupying an elevated Albion Road position within the renowned Raven building, this exceptional 2-bedroom, 2-bathroom apartment delivers a refined statement of contemporary luxury in a prized Glen Iris Parkside setting.

Comparable Properties



108/5 Glenarm Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $560,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Agent Comments



108/12 High St GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $580,000
Method: Private Sale
Date: 24/11/2025
Property Type: Apartment

Agent Comments



203/12 High St GLEN IRIS 3146 (REI/VG)

2 2 1

Price: $575,000
Method: Private Sale
Date: 30/10/2025
Property Type: Apartment

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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