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	4/33 Yeovil Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 17/02/2025 to 16/02/2026 Source Property Data

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	16A Alamein Av ASHBURTON 3147	$1,475,000	20/12/2025
2	1/19 Gloucester Rd ASHBURTON 3147	$1,365,000	17/11/2025
3	2/4 Bonnyview St GLEN IRIS 3146	$1,550,000	08/11/2025

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: 17/02/2026 17:30

4/33 Yeovil Road, Glen Iris Vic 3146

Robert Ding
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Townhouse Price
17/02/2025 - 16/02/2026: $1,350,000

Comparable Properties



16A Alamein Av ASHBURTON 3147 (REI)

3 2 1

Price: $1,475,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 330 sqm approx

Agent Comments



1/19 Gloucester Rd ASHBURTON 3147 (REI/VG)

3 2 2

Price: $1,365,000
Method: Private Sale
Date: 17/11/2025
Property Type: House (Res)

Agent Comments



2/4 Bonnyview St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,550,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

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