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	3/15 Dickens Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,260,000 Property Type Townhouse Suburb Glen Iris

Period - From 03/06/2025 to 02/06/2026 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	1/15 Somerset Rd GLEN IRIS 3146	$1,535,000	24/04/2026
2	1/455 Camberwell Rd CAMBERWELL 3124	$1,512,500	26/03/2026
3	2/59 Through Rd CAMBERWELL 3124	$1,475,000	02/02/2026

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: 03/06/2026 13:08

3/15 Dickens Street, Glen Iris Vic 3146

Yili Ma
03 8564 2500
0412 938 115
Yili.ma@marshallwhite.com.au



3 2 2

Property Type: House (Res)
Land Size: 340 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
03/06/2025 - 02/06/2026: $1,260,000

Comparable Properties



1/15 Somerset Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,535,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)

Agent Comments



1/455 Camberwell Rd CAMBERWELL 3124 (REI)

3 2 2

Price: $1,512,500
Method: Auction Sale
Date: 26/03/2026
Property Type: House (Res)
Land Size: 318 sqm approx

Agent Comments



2/59 Through Rd CAMBERWELL 3124 (VG)

3 - -

Price: $1,475,000
Method: Sale
Date: 02/02/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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