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	26 Essex Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,300,000 & $1,430,000

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	8 Parkin St GLEN IRIS 3146	$1,369,000	15/12/2025
2	34 Chanak St MALVERN EAST 3145	$1,471,000	06/12/2025
3	48A Summerhill Rd GLEN IRIS 3146	$1,390,000	25/10/2025

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: 18/02/2026 09:40

26 Essex Street, Glen Iris Vic 3146

Jordan Kamaretsos
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4 2 2

Property Type: House
Land Size: 356 sqm approx

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
December quarter 2025: $2,660,500

Agent Comments

Set quietly within a leafy Glen Iris cul de sac, this distinguished double-brick Art Deco residence has been reimagined with the refined sensibility and enduring quality.

Comparable Properties



8 Parkin St GLEN IRIS 3146 (REI)

2 1 -

Price: $1,369,000
Method: Private Sale
Date: 15/12/2025
Property Type: House

Agent Comments



34 Chanak St MALVERN EAST 3145 (REI/VG)

2 1 2

Price: $1,471,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 372 sqm approx

Agent Comments



48A Summerhill Rd GLEN IRIS 3146 (REI/VG)

2 1 2

Price: $1,390,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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