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	1/58 Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $820,000 & $880,000

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	24/3 Bickleigh St GLEN IRIS 3146	$845,000	14/02/2026
2	3/18 Peace St GLEN IRIS 3146	$895,000	15/11/2025
3	3/17 Alma Rd CAMBERWELL 3124	$855,000	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: 04/03/2026 09:56

1/58 Iris Road, Glen Iris Vic 3146

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2 1 1

Property Type: Unit

Agent Comments

Delivering a harmonious combination of elegant style with spacious, sunlit proportions, this beautifully presented villa unit sits amongst only three and boasts its own street frontage.

Indicative Selling Price
$820,000 - $880,000
Median Unit Price
December quarter 2025: $717,500

Comparable Properties



24/3 Bickleigh St GLEN IRIS 3146 (REI)

2 1 1

Price: $845,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Unit

Agent Comments



3/18 Peace St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $895,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Villa

Agent Comments



3/17 Alma Rd CAMBERWELL 3124 (REI/VG)

2 1 1

Price: $855,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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