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	22 Albion Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,000,000 & $3,300,000

Median sale price

Median price $2,545,000 Property Type House Suburb Glen Iris

Period - From 07/05/2025 to 06/05/2026 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	46 Warner Av ASHBURTON 3147	$3,100,000	28/03/2026
2	1678-1680 Malvern Rd GLEN IRIS 3146	$3,150,000	25/02/2026
3	20 Albion Rd GLEN IRIS 3146	$3,320,000	23/02/2026

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: 07/05/2026 18:26

22 Albion Road, Glen Iris Vic 3146

Chris Pope
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5 3 4

Property Type: House
Land Size: 768 sqm approx

Agent Comments

Indicative Selling Price
$3,000,000 - $3,300,000
Median House Price
07/05/2025 - 06/05/2026: $2,545,000

Comparable Properties



46 Warner Av ASHBURTON 3147 (REI)

5 5 2

Price: $3,100,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments



1678-1680 Malvern Rd GLEN IRIS 3146 (REI)

5 3 1

Price: $3,150,000
Method: Sold Before Auction
Date: 25/02/2026
Property Type: House (Res)
Land Size: 911 sqm approx

Agent Comments



20 Albion Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $3,320,000
Method: Private Sale
Date: 23/02/2026
Property Type: House

Agent Comments

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