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<br>Including suburb and postcode | 6 Kenilworth Grove, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $1,850,000 & $2,035,000

## Median sale price

Median price $2,551,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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 | 1002 Toorak Rd CAMBERWELL 3124 | $2,020,000 | 31/03/2026 |
| 2 | 6 Denman Av GLEN IRIS 3146 | $1,920,000 | 14/03/2026 |
| 3 | 73 Jordan St MALVERN 3144 | $1,850,000 | 12/03/2026 |

**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: 18/04/2026 09:08

# 6 Kenilworth Grove, Glen Iris Vic 3146

JellisCraig




3 1 2

**Property Type:** House (Res)
**Land Size:** 530 sqm approx

Agent Comments

**Indicative Selling Price**
$1,850,000 - $2,035,000
**Median House Price**
Year ending March 2026: $2,551,000

## Comparable Properties



**1002 Toorak Rd CAMBERWELL 3124 (REI)**

4 2 3

**Price:** $2,020,000
**Method:** Private Sale
**Date:** 31/03/2026
**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments



**6 Denman Av GLEN IRIS 3146 (REI)**

3 2 1

**Price:** $1,920,000
**Method:** Auction Sale
**Date:** 14/03/2026
**Property Type:** House (Res)

Agent Comments



**73 Jordan St MALVERN 3144 (REI)**

3 2 1

**Price:** $1,850,000
**Method:** Sold Before Auction
**Date:** 12/03/2026
**Property Type:** House (Res)
**Land Size:** 369 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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