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	15 Grandview Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $2,047,500 Property Type House Suburb Glen Iris

Period - From 01/01/2026 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	1634 Malvern Rd GLEN IRIS 3146	$1,900,000	12/05/2026
2	9 Keltie St GLEN IRIS 3146	$1,910,000	19/03/2026
3	36 Alfred Rd GLEN IRIS 3146	$2,090,000	15/02/2026

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: 29/05/2026 09:56

15 Grandview Avenue, Glen Iris Vic 3146

Zali Reynolds
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3 1 2

Property Type: House
Land Size: 755 sqm approx

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
March quarter 2026: $2,047,500

Agent Comments

Nestled within a picturesque tree-lined streetscape surrounded by established family homes, this substantial 755sqm (approx.) rectangular allotment delivers an exceptional opportunity in one of Glen Iris' most tightly held and highly connected pockets.

Comparable Properties



1634 Malvern Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $1,900,000
Method:
Date: 12/05/2026
Property Type: House

Agent Comments



9 Keltie St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,910,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



36 Alfred Rd GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $2,090,000
Method: Private Sale
Date: 15/02/2026
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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