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 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,100,000 & $2,300,000

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	39 Mills St GLEN IRIS 3146	$2,150,000	28/03/2026
2	62 Albion Rd ASHBURTON 3147	$2,200,000	19/03/2026
3	6 Hillside Pde GLEN IRIS 3146	$2,341,000	12/11/2025

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: 08/05/2026 10:46

15 Van Ness Avenue, Glen Iris Vic 3146

Zali Reynolds
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3 2 2

Rooms: 6
Property Type: House
Land Size: 679 sqm approx

Indicative Selling Price
$2,100,000 - $2,300,000
Median House Price
March quarter 2026: $2,047,500

Agent Comments

Characterised by bold horizontal lines and a sculptural architectural form, this architect-designed residence showcases a refined contemporary facade, softened by Japanese-inspired landscaping and layered greenery.

Comparable Properties



39 Mills St GLEN IRIS 3146 (REI)

5 3 2

Price: $2,150,000
Method: Expression of Interest
Date: 28/03/2026
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



62 Albion Rd ASHBURTON 3147 (REI)

4 2 2

Price: $2,200,000
Method: Sold Before Auction
Date: 19/03/2026
Property Type: House (Res)
Land Size: 869 sqm approx

Agent Comments



6 Hillside Pde GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,341,000
Method: Expression of Interest
Date: 12/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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