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	12 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,275,000

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	13 Walerna Rd GLEN IRIS 3146	$2,200,000	01/05/2026
2	21 Nepean St GLEN IRIS 3146	$2,100,000	15/04/2026
3	46 Dent St GLEN IRIS 3146	$2,005,000	26/03/2026

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: 06/06/2026 13:19

12 Denman Avenue, Glen Iris Vic 3146



4 2 2

Property Type: House
Land Size: 380 sqm approx

Agent Comments

Indicative Selling Price
$2,275,000
Median House Price
Year ending March 2026: $2,551,000

Comparable Properties

13 Walerna Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,200,000
Method: Sold Before Auction
Date: 01/05/2026
Property Type: House (Res)

Agent Comments



21 Nepean St GLEN IRIS 3146 (REI)

3 1 2

Price: $2,100,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments



46 Dent St GLEN IRIS 3146 (REI)

3 1 2

Price: $2,005,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 558 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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