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	40 Peate Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,000,000

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	46 Dent St GLEN IRIS 3146	$2,005,000	26/03/2026
2	6 Denman Av GLEN IRIS 3146	$1,920,000	14/03/2026
3	1/11 Grandview Av GLEN IRIS 3146	$1,900,000	27/02/2026

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: 09/06/2026 13:05

40 Peate Avenue, Glen Iris Vic 3146

JellisCraig

Ed Rafter
03 9810 5000
0432 217 085
EdRafter@jelliscraig.com.au

3 2 2

Property Type: House (Res)
Land Size: 293 sqm approx

Agent Comments

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

Comparable Properties

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

6 Denman Av GLEN IRIS 3146 (REI/VG)

3 2 1

Price: $1,920,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 383 sqm approx

Agent Comments

1/11 Grandview Av GLEN IRIS 3146 (REI)

3 2 2

Price: $1,900,000
Method: Sold Before Auction
Date: 27/02/2026
Property Type: House (Res)
Land Size: 339 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

propertydata.com.au

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