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	G01/1538-1540 High Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $760,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2026 to 30/06/2026 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	104/2a Nyora St MALVERN EAST 3145	$1,550,000	27/06/2026
2	G12/1559-1567 High St GLEN IRIS 3146	$1,120,000	22/05/2026
3	LG2/186 Tooronga Rd GLEN IRIS 3146	$1,515,000	04/04/2026

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: 03/07/2026 18:17

G01/1538-1540 High Street, Glen Iris Vic 3146



Property Type:
Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Unit Price
June quarter 2026: $760,000

Comparable Properties



104/2a Nyora St MALVERN EAST 3145 (REI)

3 2 2

Price: $1,550,000
Method: Private Sale
Date: 27/06/2026
Property Type: Apartment

Agent Comments



G12/1559-1567 High St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,120,000
Method: Private Sale
Date: 22/05/2026
Property Type: Apartment

Agent Comments



LG2/186 Tooronga Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,515,000
Method: Private Sale
Date: 04/04/2026
Property Type: Apartment

Agent Comments

Account - Buxton Stonnington | P: 03 9510 1966

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