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: 2 Greendale Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $4,000,000 & $4,100,000

Median sale price

Median price $2,452,500 Property Type House Suburb Glen Iris

Period - From 01/07/2025 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	1 Van Ness Av GLEN IRIS 3146	$4,180,000	10/08/2026
2	3 Gatis St GLEN IRIS 3146	$4,250,000	19/06/2026
3			

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: 22/09/2026 08:15

2 Greendale Road, Glen Iris Vic 3146

JellisCraig

Mark Pezzin
03 9810 5000
0403 537 105
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5 4 2

Property Type: House
Land Size: 675 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000 - $4,100,000
Median House Price
Year ending June 2026: $2,452,500

Comparable Properties



1 Van Ness Av GLEN IRIS 3146 (REI)

4 2 3

Price: $4,180,000
Method: Sold Before Auction
Date: 10/08/2026
Property Type: House
Land Size: 698 sqm approx

Agent Comments



3 Gatis St GLEN IRIS 3146 (REI)

5 5 2

Price: $4,250,000
Method: Private Sale
Date: 19/06/2026
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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.

REIV THE DIFFERENCE

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