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	8 Gladstone Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,450,000 & $1,595,000

Median sale price

Median price $2,239,000 Property Type House 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	3/15 Dickens St GLEN IRIS 3146	$1,350,000	29/07/2026
2	50 Francis Cr ASHBURTON 3147	$1,445,000	08/06/2026
3	1/15 Somerset Rd GLEN IRIS 3146	$1,535,000	24/04/2026

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: 06/08/2026 13:50

8 Gladstone Street, Glen Iris Vic 3146

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3 2 2

Property Type: House

Agent Comments

Set in a prestigious Muswell Hill location, this residence showcases exceptional design by FMSA Architects and sets the standard for contemporary living.

Indicative Selling Price
$1,450,000 - $1,595,000
Median House Price
June quarter 2026: $2,239,000

Comparable Properties



3/15 Dickens St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,350,000
Method: Private Sale
Date: 29/07/2026
Property Type: Townhouse (Single)
Land Size: 340 sqm approx

Agent Comments



50 Francis Cr ASHBURTON 3147 (REI)

3 2 2

Price: $1,445,000
Method: Private Sale
Date: 08/06/2026
Property Type: House

Agent Comments



1/15 Somerset Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,535,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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