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	31 Rowen Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,500,000 & $2,750,000

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	10 Cloverdale Rd GLEN IRIS 3146	$2,688,000	05/06/2026
2	16 Beatrice St GLEN IRIS 3146	$2,670,000	03/05/2026
3	7 Tyne St CAMBERWELL 3124	$2,500,000	09/03/2026

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: 18/08/2026 17:13

31 Rowen Street, Glen Iris Vic 3146



4 4 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending June 2026: $2,452,500

Comparable Properties



10 Cloverdale Rd GLEN IRIS 3146 (REI/VG)

5 2 3

Price: $2,688,000
Method: Private Sale
Date: 05/06/2026
Property Type: House
Land Size: 600 sqm approx

Agent Comments



16 Beatrice St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,670,000
Method: Private Sale
Date: 03/05/2026
Property Type: House
Land Size: 680 sqm approx

Agent Comments



7 Tyne St CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $2,500,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Single)
Land Size: 568 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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