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	8/55 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $899,000

Median sale price

Median price $1,100,000 Property Type Townhouse Suburb Glen Iris

Period - From 14/09/2025 to 13/09/2026 Source Property Data

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	6/1522 Malvern Rd GLEN IRIS 3146	$900,000	07/07/2026
2	25/233 Burke Rd GLEN IRIS 3146	$985,000	25/06/2026
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: 14/09/2026 16:24

8/55 Glen Iris Road, Glen Iris Vic 3146



Property Type:
Agent Comments

Indicative Selling Price
$899,000
Median Townhouse Price
14/09/2025 - 13/09/2026: $1,100,000

Comparable Properties



6/1522 Malvern Rd GLEN IRIS 3146 (REI)

2 2 1

Price: $900,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Res)

Agent Comments



25/233 Burke Rd GLEN IRIS 3146 (REI)

2 2 2

Price: $985,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment

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.

Account - Heavyside

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