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	26 Turner Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,650,000 & $1,815,000

Median sale price

Median price $2,232,500 Property Type House Suburb Glen Iris

Period - From 01/10/2024 to 31/12/2024 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	95 Glen Iris Rd GLEN IRIS 3146	$1,855,000	23/11/2024
2			
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: 28/01/2025 11:48

26 Turner Street, Glen Iris Vic 3146

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2 1 1

Property Type: House
Land Size: 698 sqm approx

Indicative Selling Price
$1,650,000 - $1,815,000
Median House Price
December quarter 2024: $2,232,500

Agent Comments

Classic Californian Bungalow charm, a substantial corner allotment and a pivotal Glen Iris position define the significant present day appeal of this free-standing home, further enhanced by the natural advantage of a sunny, north easterly backdrop.

Comparable Properties



95 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

3 1 4

Price: $1,855,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 665 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.

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