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	54 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,400,000

Median sale price

Median price $2,469,000 Property Type House Suburb Glen Iris

Period - From 05/04/2022 to 04/04/2023 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	42 Albion Rd GLEN IRIS 3146	$2,550,000	04/03/2023
2	2 Martin Rd GLEN IRIS 3146	$2,420,000	28/02/2023
3	38 The Boulevard MALVERN EAST 3145	$2,398,000	19/11/2022

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: 05/04/2023 19:51

54 Celia Street, Glen Iris Vic 3146

shelter.
Real Estate
Mike Millington
03 9889 3990
0411 300 205
michael@shelterrealestate.com.au



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx

Indicative Selling Price
$2,400,000
Median House Price
05/04/2022 - 04/04/2023: $2,469,000

Agent Comments

A fine example of period refinement, this 4 bedroom, 2 bathroom Art Deco beauty combines exquisite elegance with expertly renovated/extended spaces of high-end modern quality.

Comparable Properties



42 Albion Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,550,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 630 sqm approx

Agent Comments



2 Martin Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,420,000
Method: Private Sale
Date: 28/02/2023
Property Type: House
Land Size: 733 sqm approx

Agent Comments



38 The Boulevard MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $2,398,000
Method: Private Sale
Date: 19/11/2022
Property Type: House
Land Size: 683 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE
propertydata .com.au

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