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	12 Lillian Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,211,500 Property Type House Suburb Glen Iris

Period - From 01/01/2025 to 31/03/2025 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	32 Myrniong St GLEN IRIS 3146	$1,925,000	19/03/2025
2	18 Dunscombe Av ASHBURTON 3147	$1,710,000	18/03/2025
3	9 Fairview Av CAMBERWELL 3124	$1,950,000	22/02/2025

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: 28/05/2025 14:00

12 Lillian Street, Glen Iris Vic 3146

Todd Braggins
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3 1 2

Property Type: House
Land Size: 669 sqm approx

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

Nestled in a leafy tree-lined street, this modest family home with a lock up garage and ample off street parking retains a wonderful sense of history yet beckons with the promise of an outstanding redevelopment venture (STCA).

Comparable Properties



32 Myrniong St GLEN IRIS 3146 (REI)

4 2 2

Price: $1,925,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 706 sqm approx

Agent Comments



18 Dunscombe Av ASHBURTON 3147 (REI)

3 1 2

Price: $1,710,000
Method: Private Sale
Date: 18/03/2025
Property Type: House
Land Size: 715 sqm approx

Agent Comments



9 Fairview Av CAMBERWELL 3124 (REI)

4 1 3

Price: $1,950,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments

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