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	16 Glen Iris Road, Camberwell Vic 3124

Indicative selling price

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

Range between $3,600,000 & $3,900,000

Median sale price

Median price $2,548,000 Property Type House Suburb Camberwell

Period - From 01/01/2024 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	987 Toorak Rd CAMBERWELL 3124	$4,150,000	13/03/2025
2	80 Great Valley Rd GLEN IRIS 3146	$4,010,000	22/02/2025
3	22 Hartwell Hill Rd CAMBERWELL 3124	$3,950,000	18/11/2024

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: 14/03/2025 12:10

16 Glen Iris Road, Camberwell Vic 3124

Mike Millington
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5 4 2

Rooms: 11
Property Type: House
Land Size: 605 sqm approx

Indicative Selling Price
$3,600,000 - $3,900,000
Median House Price
Year ending December 2024: $2,548,000

Agent Comments

Positioned in a prestigious tree-lined street, this meticulously designed family home offers an unparalleled level of luxury and refined living. Crafted with precision to suit modern family life at every stage, high-end finishes seamlessly complement a functional layout, complete with lift access.

Comparable Properties



987 Toorak Rd CAMBERWELL 3124 (REI)

5 4 5

Price: $4,150,000
Method: Private Sale
Date: 13/03/2025
Property Type: House
Land Size: 820 sqm approx

Agent Comments



80 Great Valley Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $4,010,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments



22 Hartwell Hill Rd CAMBERWELL 3124 (REI/VG)

5 4 4

Price: $3,950,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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