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	133 High Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,000,000

Median sale price

Median price $2,285,000 Property Type House Suburb Glen Iris

Period - From 24/04/2024 to 23/04/2025 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	13 Summerhill Rd GLEN IRIS 3146	$2,185,000	15/02/2025
2	78 High St GLEN IRIS 3146	$2,095,000	15/02/2025
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: 24/04/2025 15:00

133 High Street, Glen Iris Vic 3146

Mike Millington
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4 2 2

Property Type: House
Land Size: 702 sqm approx

Indicative Selling Price
$2,000,000
Median House Price
24/04/2024 - 23/04/2025: $2,285,000

Agent Comments

Timeless grandeur, solid construction and an extensive floorplan combine in this truly magnificent residence positioned within a historically significant precinct.

Comparable Properties



13 Summerhill Rd GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,185,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



78 High St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,095,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 738 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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