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	1/2 Station Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,600,000 & $1,700,000

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	14a Young St GLEN IRIS 3146	$1,650,000	22/03/2025
2	2/16 Maverston St GLEN IRIS 3146	$1,715,000	15/03/2025
3	23 Van Ness Av GLEN IRIS 3146	$1,650,000	03/12/2024

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: 05/05/2025 13:24

1/2 Station Avenue, Glen Iris Vic 3146

Todd Braggins
03 9889 3990
0420 618 618
todd@shelterrealestate.com.au



3 2 1

Property Type: House
Land Size: 360 sqm approx

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

This distinguished standalone 3 bedroom, 2 bathroom residence, with its captivating façade and remarkable street presence, provides an elegant alternative to the conventional single-level townhouse.

Comparable Properties



14a Young St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,650,000
Method:
Date: 22/03/2025
Property Type: House

Agent Comments



2/16 Maverston St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,715,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)

Agent Comments



23 Van Ness Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,650,000
Method: Private Sale
Date: 03/12/2024
Property Type: House

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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