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	43 Dillon Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	15 Goodwin St GLEN IRIS 3146	$2,330,000	28/11/2024
2			
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: 30/04/2025 10:06

43 Dillon Grove, Glen Iris Vic 3146

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3 1 2

Property Type: House
Land Size: 608 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

Idyllically positioned in a picturesque tree-lined locale, moments from popular local haunt The Pantry, Ferndale Park, Back Creek Reserve and connecting trails, this modest clinker brick home on a generous 608sqm (approx) allotment.

Comparable Properties



15 Goodwin St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,330,000
Method: Sold Before Auction
Date: 28/11/2024
Property Type: House (Res)
Land Size: 637 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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