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	52 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,550,000

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	71 Florizel St GLEN IRIS 3146	$2,450,000	24/02/2025
2	50 Florizel St GLEN IRIS 3146	$2,800,000	19/02/2025
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: 11/06/2025 15:59

52 Hortense Street, Glen Iris Vic 3146

Zali Reynolds
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4 2 3

Property Type: House
Land Size: 650 sqm approx

Indicative Selling Price
$2,550,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

Sitting pretty amongst picturesque landscaped gardens, this majestic single level home flaunts the splendour of its Art Deco heritage amid luxurious modern amenity.

Comparable Properties



71 Florizel St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,450,000
Method: Private Sale
Date: 24/02/2025
Property Type: House
Land Size: 778 sqm approx

Agent Comments



50 Florizel St GLEN IRIS 3146 (REI)

4 3 2

Price: $2,800,000
Method: Auction Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 650 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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