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	39 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,695,000

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	27 Nevis St CAMBERWELL 3124	$2,625,000	22/03/2025
2	38 Lexia St ASHBURTON 3147	$2,600,000	13/03/2025
3	42 Summerhill Rd GLEN IRIS 3146	$2,700,000	12/12/2024

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: 02/06/2025 10:10

39 Charles Street, Glen Iris Vic 3146

Dean Brooks
03 9889 3990
0412 055 511
dean@shelterrealestate.com.au



4 3 2

Property Type: House
Land Size: 675 sqm approx

Indicative Selling Price
$2,695,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

Impressively poised with its picture-perfect Californian Bungalow façade, this exceptional residence presents a refined family lifestyle in a serene, leafy enclave. Ideally located, it is within close proximity to esteemed schools, zoned for Hartwell School Zone, kindergartens and parks.

Comparable Properties

27 Nevis St CAMBERWELL 3124 (REI)

5 3 2

Price: $2,625,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

38 Lexia St ASHBURTON 3147 (REI)

5 3 2

Price: $2,600,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)

Agent Comments



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)

4 3 4

Price: $2,700,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 929 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.