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	57 Welfare Parade, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,200,000 & $2,400,000

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	54 Pascoe St GLEN IRIS 3146	$2,410,000	05/05/2025
2	5 Charles St GLEN IRIS 3146	$2,300,000	20/03/2025
3	71 Florizel St GLEN IRIS 3146	$2,450,000	24/02/2025

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: 21/05/2025 12:47

57 Welfare Parade, Glen Iris Vic 3146

Zali Reynolds
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4 2 3

Property Type: House
Land Size: 682 sqm approx

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
March quarter 2025: $2,211,500

Agent Comments

Perfectly positioned in a leafy Glen Iris parade, this thoughtfully designed single-level home delivers light-filled living, family flexibility and timeless appeal. From the wide welcoming entry, to the smartly zoned areas, each space is designed for effortless luxury living.

Comparable Properties



54 Pascoe St GLEN IRIS 3146 (REI)

4 2 2

Price: $2,410,000
Method: Private Sale
Date: 05/05/2025
Property Type: House
Land Size: 623 sqm approx

Agent Comments



5 Charles St GLEN IRIS 3146 (REI/VG)

4 2 3

Price: $2,300,000
Method: Private Sale
Date: 20/03/2025
Property Type: House
Land Size: 660 sqm approx

Agent Comments



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

Account - Shelter Real Estate | P: 03 9889 3990

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