

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

4/16 Summerhill Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$2,100,000

Median sale price

Median price \$2,282,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2024

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	1/29 Donna Buang St CAMBERWELL 3124	\$2,090,000	26/10/2024
2	3/45 Cornell St CAMBERWELL 3124	\$2,100,000	18/03/2024
3	1/6 Brynmawr Rd CAMBERWELL 3124	\$2,038,000	01/03/2024

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:

20/06/2025 14:54



Property Type:

Agent Comments

Comparable Properties



1/29 Donna Buang St CAMBERWELL 3124 (REI/VG)

Agent Comments

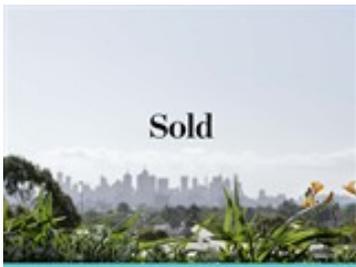


Price: \$2,090,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)



3/45 Cornell St CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,100,000

Method: Private Sale

Date: 18/03/2024

Property Type: Townhouse (Single)



1/6 Brynmawr Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



Price: \$2,038,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Townhouse (Res)