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	5 Montague Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,500,000 & $3,750,000

Median sale price

Median price $2,304,000 Property Type House Suburb Glen Iris

Period - From 01/07/2024 to 30/06/2025 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	40 Gardiner Pde GLEN IRIS 3146	$3,580,000	14/06/2025
2	21 Ashburton Rd GLEN IRIS 3146	$3,900,000	31/05/2025
3	80 Great Valley Rd GLEN IRIS 3146	$4,010,000	22/02/2025

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: 22/07/2025 11:44

5 Montague Avenue, Glen Iris Vic 3146



5 3 2

Property Type: House
Land Size: 1092 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,750,000
Median House Price
Year ending June 2025: $2,304,000

Comparable Properties



40 Gardiner Pde GLEN IRIS 3146 (REI)

5 4 5

Price: $3,580,000
Method: Auction Sale
Date: 14/06/2025
Property Type: House (Res)

Agent Comments



21 Ashburton Rd GLEN IRIS 3146 (REI)

5 3 5

Price: $3,900,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 806 sqm approx

Agent Comments



80 Great Valley Rd GLEN IRIS 3146 (REI/VG)

5 3 2

Price: $4,010,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 906 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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