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	33 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,250,000 & $2,350,000

Median sale price

Median price $2,675,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 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	38 Allison Av GLEN IRIS 3146	$2,435,000	28/06/2025
2	36 Montana St GLEN IRIS 3146	$2,170,000	31/03/2025
3	1a Montague Av GLEN IRIS 3146	$2,125,000	29/03/2025

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: 03/09/2025 16:32

33 Hortense Street, Glen Iris Vic 3146

Zali Reynolds
03 9889 3990
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3 2 2

Property Type: HoUse
Land Size: 650 sqm approx

Indicative Selling Price
$2,250,000 - $2,350,000
Median House Price
June quarter 2025: $2,675,000

Agent Comments

A rare blend of charm, comfort, and clever design, the home's warmth instantly envelops you in comfort and style.

Comparable Properties



38 Allison Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $2,435,000
Method: Private Sale
Date: 28/06/2025
Property Type: House
Land Size: 746 sqm approx

Agent Comments



36 Montana St GLEN IRIS 3146 (REI/VG)

3 2 3

Price: $2,170,000
Method: Private Sale
Date: 31/03/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



1a Montague Av GLEN IRIS 3146 (REI/VG)

4 2 4

Price: $2,125,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 677 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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