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	42 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $3,190,000

Median sale price

Median price $2,620,000 Property Type House Suburb Glen Iris

Period - From 01/07/2025 to 30/09/2025 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	14 Dixon St GLEN IRIS 3146	$3,180,000	04/10/2025
2	8 Martin Rd GLEN IRIS 3146	$3,010,000	13/09/2025
3	29 Staughton Rd GLEN IRIS 3146	$3,101,000	23/08/2025

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: 17/10/2025 10:56

42 Brandon Street, Glen Iris Vic 3146



4 2 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$3,190,000
Median House Price
September quarter 2025: $2,620,000

Comparable Properties



14 Dixon St GLEN IRIS 3146 (REI)

4 3 2

Price: $3,180,000
Method: Private Sale
Date: 04/10/2025
Property Type: House
Land Size: 650 sqm approx

Agent Comments



8 Martin Rd GLEN IRIS 3146 (REI)

4 2 3

Price: $3,010,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 734 sqm approx

Agent Comments



29 Staughton Rd GLEN IRIS 3146 (REI)

5 3 2

Price: $3,101,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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