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	6 Fuller Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $3,400,000 & $3,700,000

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	5 Montague Av GLEN IRIS 3146	$3,825,000	26/08/2025
2	44 Hortense St GLEN IRIS 3146	$3,860,000	06/08/2025
3			

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: 02/10/2025 16:35

6 Fuller Avenue, Glen Iris Vic 3146

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4 2 2

Property Type: House
Land Size: 613 sqm approx

Indicative Selling Price
$3,400,000 - $3,700,000
Median House Price
June quarter 2025: $2,675,000

Agent Comments

Designed and constructed by Carter Grange with contemporary luxury front of mind, this as new family residence spread across two refined levels with leafy outlooks and dappled sunlight from every window, genuinely feels like a tranquil retreat.

Comparable Properties



5 Montague Av GLEN IRIS 3146 (REI)

5 3 2

Price: $3,825,000
Method: Private Sale
Date: 26/08/2025
Property Type: House
Land Size: 1092 sqm approx

Agent Comments



44 Hortense St GLEN IRIS 3146 (REI)

4 2 3

Price: $3,860,000
Method: Sold Before Auction
Date: 06/08/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

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.

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