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	37 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,980,000

Median sale price

Median price $2,450,000 Property Type House Suburb Glen Iris

Period - From 10/11/2024 to 09/11/2025 Source Property Data

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 Prosper Pde ASHBURTON 3147	$1,960,000	06/09/2025
2	12 Lillian St GLEN IRIS 3146	$1,961,000	21/06/2025
3	5 West Ct CAMBERWELL 3124	$1,945,000	24/05/2025

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: 10/11/2025 10:18

37 Charles Street, Glen Iris Vic 3146

JellisCraig

Sarah Risteski
9810 5000
0406 771 128
SarahRisteski@jelliscraig.com.au



4 1 2

Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price
$1,980,000
Median House Price
10/11/2024 - 09/11/2025: $2,450,000

Comparable Properties



38 Prosper Pde ASHBURTON 3147 (REI)

4 4 -

Price: $1,960,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



12 Lillian St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,961,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



5 West Ct CAMBERWELL 3124 (REI/VG)

4 2 3

Price: $1,945,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 695 sqm approx

Agent Comments

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