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	21 Adrian Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,411,000 Property Type House Suburb Glen Iris

Period - From 22/10/2024 to 21/10/2025 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	7 West Ct CAMBERWELL 3124	$2,100,000	11/10/2025
2	10 Tower Hill Rd GLEN IRIS 3146	$2,165,000	27/08/2025
3	15 Great Valley Rd GLEN IRIS 3146	$2,200,000	03/06/2025

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: 22/10/2025 11:54

21 Adrian Street, Glen Iris Vic 3146



4 2 5

Property Type: House
Land Size: 706sqm sqm approx

Agent Comments

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Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
22/10/2024 - 21/10/2025: $2,411,000

Comparable Properties



7 West Ct CAMBERWELL 3124 (REI)

4 2 4

Price: $2,100,000
Method: Private Sale
Date: 11/10/2025
Property Type: House
Land Size: 591 sqm approx

Agent Comments



10 Tower Hill Rd GLEN IRIS 3146 (REI)

3 1 1

Price: $2,165,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)

Agent Comments



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

4 2 3

Price: $2,200,000
Method: Sold Before Auction
Date: 03/06/2025
Property Type: House
Land Size: 603 sqm approx

Agent Comments

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