

# 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

29 Irymple Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,950,000 & \$3,150,000

### Median sale price

Median price \$2,551,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	20 Albion Rd GLEN IRIS 3146	\$3,320,000	23/02/2026
2	11 Ferndale Rd GLEN IRIS 3146	\$3,350,000	06/12/2025
3	24 Viva St GLEN IRIS 3146	\$3,265,000	06/12/2025

**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:

30/04/2026 13:36



 4    3    2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,950,000 - \$3,150,000

**Median House Price**

Year ending March 2026: \$2,551,000

## Comparable Properties



**20 Albion Rd GLEN IRIS 3146 (REI)**

Agent Comments

 5    3    2

**Price:** \$3,320,000

**Method:** Private Sale

**Date:** 23/02/2026

**Property Type:** House



**11 Ferndale Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

 4    2    2

**Price:** \$3,350,000

**Method:** Private Sale

**Date:** 06/12/2025

**Property Type:** House

**Land Size:** 697 sqm approx



**24 Viva St GLEN IRIS 3146 (REI)**

Agent Comments

 4    2    2

**Price:** \$3,265,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** House (Res)

**Land Size:** 550 sqm approx

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