

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

40 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Range between

\$1,750,000

&

\$1,850,000

Median sale price

Median price

\$2,452,500

Property Type

House

Suburb

Glen Iris

Period - From

01/07/2025

to

30/06/2026

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	18 Kerferd Rd GLEN IRIS 3146	\$1,850,000	02/07/2026
2	6 Dion St GLEN IRIS 3146	\$1,785,000	25/04/2026
3	6 Seaton St GLEN IRIS 3146	\$1,780,000	28/03/2026

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:

31/08/2026 12:16



3
 2
 2

Rooms: 7
Property Type: House
Land Size: 650 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 Year ending June 2026: \$2,452,500

Comparable Properties



18 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments

3
 2
 4

Price: \$1,850,000
Method: Private Sale
Date: 02/07/2026
Property Type: House
Land Size: 696 sqm approx



6 Dion St GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,785,000
Method: Private Sale
Date: 25/04/2026
Property Type: House (Res)
Land Size: 722 sqm approx



6 Seaton St GLEN IRIS 3146 (REI/VG)

Agent Comments

3
 1
 2

Price: \$1,780,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 662 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222