

# 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

57 Ferndale Road, 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 \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$2,304,000

Property Type House

Suburb Glen Iris

Period - From 01/07/2024

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	37 Nicholas St ASHBURTON 3147	\$1,910,000	05/07/2025
2	12 Lillian St GLEN IRIS 3146	\$1,961,000	21/06/2025
3	2 Fairview Av CAMBERWELL 3124	\$1,860,000	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:

09/07/2025 10:34



3 2 2

**Rooms:** 6  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 599 sqm approx

Agent Comments

Immaculate three bedroom brick home in dress circle address. 599sqm parcel with northern rear, no heritage overlay or easements. Ideal now with options to enhance/extend further or build new. Meters from the sought after Ferndale parkland and walking trails. Light filled layout with two living areas

Indicative Selling Price

\$1,850,000 - \$1,950,000

Median House Price

Year ending June 2025: \$2,304,000

Comparable Properties



37 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

4 2 2

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 05/07/2025  
**Property Type:** House  
**Land Size:** 697 sqm approx

12 Lillian St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

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



2 Fairview Av CAMBERWELL 3124 (REI)

Agent Comments

5 2 2

**Price:** \$1,860,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 611 sqm approx