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	57 Martin Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,400,000	&	\$2,600,000
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Median sale price

Median price	\$2,675,000	Pro	perty Type H	louse		Suburb	Glen Iris
Period - From	01/04/2025	to	30/06/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	39 Charles St GLEN IRIS 3146	\$2,675,000	07/06/2025
2	38 Allison Av GLEN IRIS 3146	\$2,435,000	28/06/2025
3	137 Summerhill Rd GLEN IRIS 3146	\$2,605,000	12/05/2025

OR

B*-The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/08/2025 16:13





Zali Reynolds 03 9889 3990 0422 576 049 zali@shelterrealestate.com.au

> **Indicative Selling Price** \$2,400,000 - \$2,600,000 **Median House Price**

June quarter 2025: \$2,675,000

Land Size: 794 sqm approx **Agent Comments**

Property Type: House

Nestled amongst serene leafy surrounds, this single level family retreat presented in very comfortable condition delivers a little retro magic with slate floors, exposed beams, celestial windows and timber lined ceilings.



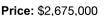
Comparable Properties

39 Charles St GLEN IRIS 3146 (REI)









Method:

Date: 07/06/2025 **Property Type:** House Agent Comments



38 Allison Av GLEN IRIS 3146 (REI/VG)





Agent Comments

Price: \$2,435,000 Method: Private Sale Date: 28/06/2025 Property Type: House Land Size: 746 sqm approx

137 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments







Price: \$2,605,000 Method: Private Sale Date: 12/05/2025 Property Type: House Land Size: 711 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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