

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 Martin Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,675,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

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	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 comparable properties 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



4 2 2

Property Type: House

Land Size: 794 sqm approx

Agent Comments

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)

Agent Comments

4 3 4

Price: \$2,675,000

Method:

Date: 07/06/2025

Property Type: House



38 Allison Av GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

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

4 2 2

Price: \$2,605,000

Method: Private Sale

Date: 12/05/2025

Property Type: House

Land Size: 711 sqm approx