### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 68 Celia Street, Glen Iris Vic 3146

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,950,000		&		\$2,050,000			
Median sale price								
Median price	\$2,675,000	Pro	operty Type	Hou	ise		Suburb	Glen Iris
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	36 Montana St GLEN IRIS 3146	\$2,170,000	31/03/2025
2	21 Charles St GLEN IRIS 3146	\$1,990,000	28/02/2025
3	9 Fairview Av CAMBERWELL 3124	\$1,950,000	22/02/2025

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:

21/07/2025 11:23



# shelter.

Todd Braggins 03 9889 3990 0420 618 618





Property Type: House (Res) Land Size: 650 sqm approx Agent Comments Indicative Selling Price \$1,950,000 - \$2,050,000 Median House Price June quarter 2025: \$2,675,000

todd@shelterrealestate.com.au

Surrounded by esteemed schools, abundant parkland, local cafes, restaurants and amenities; this captivating clinker brick home within the coveted Summerhill Estate.

## **Comparable Properties**

shelter.	36 Montana St GLEN IRIS 3146 (REI/VG)   3 2 3   Price: \$2,170,000   Method: Private Sale   Date: 31/03/2025   Property Type: House   Land Size: 650 sqm approx	Agent Comments
	21 Charles St GLEN IRIS 3146 (REI/VG) 4 2 2 2 Price: \$1,990,000 Method: Sold Before Auction Date: 28/02/2025 Property Type: House (Res) Land Size: 673 sqm approx	Agent Comments
	9 Fairview Av CAMBERWELL 3124 (REI/VG) 4 1 3 Price: \$1,950,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 613 sqm approx	Agent Comments

#### Account - Shelter Real Estate | P: 03 9889 3990



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