

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

68 Celia Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,850,000

&

\$1,980,000

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	20 Brandon St GLEN IRIS 3146	\$1,945,000	02/08/2025
2	36 Montana St GLEN IRIS 3146	\$2,170,000	31/03/2025
3	21 Charles St GLEN IRIS 3146	\$1,990,000	28/02/2025

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:

07/08/2025 15:51

Todd Braggins
03 9889 3990
0420 618 618

todd@shelterrealestate.com.au

Indicative Selling Price

\$1,850,000 - \$1,980,000

Median House Price

June quarter 2025: \$2,675,000



4 1 3

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

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

Comparable Properties



20 Brandon St GLEN IRIS 3146 (REI)

Agent Comments

3 1 4

Price: \$1,945,000

Method: Auction Sale

Date: 02/08/2025

Property Type: House (Res)

Land Size: 649 sqm approx



36 Montana St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 3

Price: \$2,170,000

Method: Private Sale

Date: 31/03/2025

Property Type: House

Land Size: 650 sqm approx



21 Charles St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,990,000

Method: Sold Before Auction

Date: 28/02/2025

Property Type: House (Res)

Land Size: 673 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990