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	33 Hortense Street, 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 \$2,100,000	&	\$2,300,000
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Median sale price

Median price	\$2,675,000	Pro	perty 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	38 Allison Av GLEN IRIS 3146	\$2,435,000	28/06/2025
2	36 Montana St GLEN IRIS 3146	\$2,170,000	31/03/2025
3	1a Montague Av GLEN IRIS 3146	\$2,125,000	29/03/2025

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:	12/08/2025 14:13





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> **Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price**

June quarter 2025: \$2,675,000

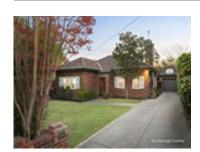


Property Type: House Land Size: 650 sqm approx

Agent Comments

A rare blend of charm, comfort, and clever design, the home's warmth instantly envelops you in comfort and style. This beautifully maintained red-brick charmer offers an easy-flowing layout with two distinct living zones, perfect for both relaxed family moments and vibrant entertaining.

Comparable Properties



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



36 Montana St GLEN IRIS 3146 (REI/VG)



Agent Comments

Price: \$2,170,000 Method: Private Sale Date: 31/03/2025 Property Type: House Land Size: 650 sqm approx



1a Montague Av GLEN IRIS 3146 (REI/VG)

Agent Comments

Price: \$2,125,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 677 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990





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