

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

33 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	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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3 2 2

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.

Indicative Selling Price

\$2,100,000 - \$2,300,000

Median House Price

June quarter 2025: \$2,675,000

Comparable Properties



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



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



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

Agent Comments

4 2 4

Price: \$2,125,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 677 sqm approx