

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

18 Wallis Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	21 Dunlop St ASHBURTON 3147	\$2,197,000	28/06/2025
2	13 Great Valley Rd GLEN IRIS 3146	\$2,025,000	22/05/2025
3	3 Athelstan Rd CAMBERWELL 3124	\$2,411,000	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:

29/07/2025 17:03

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

June quarter 2025: \$2,675,000



3 2 3

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Privately set behind secure fencing and surrounded by mature gardens, this beautifully maintained Glen Iris home blends retro character with generous family spaces — all set on a prime parcel of land with direct access to Fernvale Park.

Comparable Properties



21 Dunlop St ASHBURTON 3147 (REI)

Agent Comments

4 2 4

Price: \$2,197,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 655 sqm approx



13 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$2,025,000

Method: Auction Sale

Date: 22/05/2025

Property Type: House (Res)



3 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$2,411,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 634 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990