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 | 18 Wallis Avenue, 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 \$2,000,000 | & | \$2,200,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price

| Median price | \$2,675,000 | Pro | perty Type H | louse | | Suburb | Glen Iris |
|---------------|-------------|-----|--------------|-------|-------|--------|-----------|
| Period - From | 01/04/2025 | to | 30/06/2025 | So | ource | 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 |
|------------------------------------------------|------------------|





Zali Reynolds 03 9889 3990 0422 576 049 zali@shelterrealestate.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

June quarter 2025: \$2,675,000



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 Ferndale Park.

Comparable Properties



21 Dunlop St ASHBURTON 3147 (REI)

Price: \$2,197,000 Method: Auction Sale Date: 28/06/2025

Property Type: House (Res) Land Size: 655 sqm approx Agent Comments



13 Great Valley Rd GLEN IRIS 3146 (REI)

Agent Comments

Price: \$2,025,000 Method: Auction Sale Date: 22/05/2025

Property Type: House (Res)



3 Athelstan Rd CAMBERWELL 3124 (REI/VG)

Price: \$2,411,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 634 sqm approx Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990





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