

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

20 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,800,000

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	6 Keyes St ASHBURTON 3147	\$1,825,000	21/06/2025
2	32 Myrniong St GLEN IRIS 3146	\$1,925,000	19/03/2025
3	479 Camberwell Rd CAMBERWELL 3124	\$1,860,000	15/03/2025

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:

18/07/2025 08:47



3 1 2

Rooms: 7

Property Type: House

Land Size: 649 sqm approx

Agent Comments

Comparable Properties



6 Keyes St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,825,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 592 sqm approx



32 Myrniong St GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$1,925,000

Method: Sold Before Auction

Date: 19/03/2025

Property Type: House (Res)

Land Size: 706 sqm approx



479 Camberwell Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

3 1 2

Price: \$1,860,000

Method: Auction Sale

Date: 15/03/2025

Property Type: House (Res)

Land Size: 715 sqm approx