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	44 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 \$3,500,000	&	\$3,850,000
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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

Add	dress of comparable property	Price	Date of sale
1	40 Gardiner Pde GLEN IRIS 3146	\$3,580,000	14/06/2025
2	21 Ashburton Rd GLEN IRIS 3146	\$3,900,000	31/05/2025
3	80 Great Valley Rd GLEN IRIS 3146	\$4,010,000	22/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$3,500,000 - \$3,850,000 **Median House Price** June guarter 2025: \$2,675,000





Rooms: 8

Property Type: House Land Size: 650 sqm approx

Agent Comments

Comparable Properties



40 Gardiner Pde GLEN IRIS 3146 (REI)

Price: \$3,580,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res)

Agent Comments



21 Ashburton Rd GLEN IRIS 3146 (REI)

Agent Comments

Price: \$3,900,000 Method: Auction Sale Date: 31/05/2025

Property Type: House (Res) Land Size: 806 sqm approx

80 Great Valley Rd GLEN IRIS 3146 (REI/VG)

Price: \$4,010,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 906 sqm approx **Agent Comments**

Account - Shelter Real Estate | P: 03 9889 3990





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