

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

44 Hortense Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,500,000

&

\$3,850,000

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

14/07/2025 11:12

Zali Reynolds

03 9889 3990

0422 576 049

zali@shelterrealestate.com.au

Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

June quarter 2025: \$2,675,000



4 2.5 3

Rooms: 8

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



40 Gardiner Pde GLEN IRIS 3146 (REI)

Agent Comments

5 4 5

Price: \$3,580,000

Method: Auction Sale

Date: 14/06/2025

Property Type: House (Res)



21 Ashburton Rd GLEN IRIS 3146 (REI)

Agent Comments

5 3 5

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)

Agent Comments

5 3 2

Price: \$4,010,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 906 sqm approx

Account - Shelter Real Estate | P: 03 9889 3990