

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

39 Charles Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,500,000

&

\$2,650,000

Median sale price

Median price \$2,211,500

Property Type House

Suburb Glen Iris

Period - From 01/01/2025

to

31/03/2025

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	27 Nevis St CAMBERWELL 3124	\$2,625,000	22/03/2025
2	38 Lexia St ASHBURTON 3147	\$2,600,000	13/03/2025
3	42 Summerhill Rd GLEN IRIS 3146	\$2,700,000	12/12/2024

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:

06/05/2025 11:27

Dean Brooks
03 9889 3990
0412 055 511
dean@shelterrealestate.com.au



4 3 2

Property Type: House
Land Size: 675 sqm approx

Agent Comments

Impressively poised with its picture-perfect Californian Bungalow façade, this exceptional residence presents a refined family lifestyle in a serene, leafy enclave.

Indicative Selling Price

\$2,500,000 - \$2,650,000

Median House Price

March quarter 2025: \$2,211,500

Comparable Properties

27 Nevis St CAMBERWELL 3124 (REI)

Agent Comments

5 3 2

Price: \$2,625,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 613 sqm approx

38 Lexia St ASHBURTON 3147 (REI)

Agent Comments

5 3 2

Price: \$2,600,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: House (Res)



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 4

Price: \$2,700,000
Method: Private Sale
Date: 12/12/2024
Property Type: House
Land Size: 929 sqm approx