## 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	39 Charles 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 \$2,500,000	&	\$2,650,000
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#### Median sale price

Median price	\$2,211,500	Pro	perty 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

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



Date of sale



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

**Indicative Selling Price** \$2,500,000 - \$2,650,000 **Median House Price** 

March quarter 2025: \$2,211,500

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.

# Comparable Properties

27 Nevis St CAMBERWELL 3124 (REI)

Price: \$2,625,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 613 sqm approx **Agent Comments** 

38 Lexia St ASHBURTON 3147 (REI)



Price: \$2,600,000

Method: Sold Before Auction

Date: 13/03/2025

Property Type: House (Res)

Agent Comments



42 Summerhill Rd GLEN IRIS 3146 (REI/VG)

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

Account - Shelter Real Estate | P: 03 9889 3990





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