

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

41 Dillon Grove, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,750,000

&

\$2,980,000

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	11 Hazeldine Rd GLEN IRIS 3146	\$3,132,000	31/05/2025
2	35 Yuile St ASHBURTON 3147	\$2,835,000	21/05/2025
3	36 Goodwin St GLEN IRIS 3146	\$2,476,000	27/03/2025

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:

06/08/2025 16:12

Mike Millington
03 9889 3990
0411 300 205

michael@shelterrealestate.com.au

Indicative Selling Price

\$2,750,000 - \$2,980,000

Median House Price

June quarter 2025: \$2,675,000



4 3 2

Property Type: House
Land Size: 603 sqm approx

Agent Comments

Exceptional in quality, strong in contemporary appeal while still embracing its period origins through a superbly refined interior and standing proudly in a leafy locale, this large-scale family residence delivers immense appeal both inside and out.

Comparable Properties



11 Hazeldine Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$3,132,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 675 sqm approx



35 Yuile St ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 4

Price: \$2,835,000
Method: Sold Before Auction
Date: 21/05/2025
Property Type: House (Res)
Land Size: 780 sqm approx



36 Goodwin St GLEN IRIS 3146 (REI)

Agent Comments

4 2 3

Price: \$2,476,000
Method: Auction Sale
Date: 27/03/2025
Property Type: House (Res)