

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

20 Brandon Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,300,000

Property Type House

Suburb Glen Iris

Period - From 16/06/2024

to

15/06/2025

Source

Property Data

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	32 Myrniong St GLEN IRIS 3146	\$1,925,000	19/03/2025
2	479 Camberwell Rd CAMBERWELL 3124	\$1,860,000	15/03/2025
3	1 Dunlop St ASHBURTON 3147	\$2,112,500	01/03/2025

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:

16/06/2025 10:34



3 1 2

Rooms: 7
Property Type: House
Land Size: 649 Sqm sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
16/06/2024 - 15/06/2025: \$2,300,000

Comparable Properties



32 Myrniong St GLEN IRIS 3146 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,925,000
Method: Sold Before Auction
Date: 19/03/2025
Property Type: House (Res)
Land Size: 706 sqm approx



479 Camberwell Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,860,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 715 sqm approx



1 Dunlop St ASHBURTON 3147 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$2,112,500
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 752 sqm approx