Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 15/10/2026

Property offered for sale

Address
Including suburb and postcode: 7 Sunhill Road, Glen Iris Vic 3146

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	5	362	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $3,250,000 | & | $3,450,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $2,412,000 | Property type: House | Suburb: Glen Iris

Period: from 01/07/2026 to 30/09/2026 | Source: REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	14 Richards Av GLEN IRIS 3146		
Sale price	$3,350,000	Date of sale	11/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	3	2	316	555

Comparable property 2

Address	83a Glen Iris Rd GLEN IRIS 3146		
Sale price	$3,450,000	Date of sale	04/08/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	4	5	N/A	438

Comparable property 3

Address	N/A		
Sale price	N/A	Date of sale	N/A

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
N/A	N/A	N/A	N/A	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

I don’t believe there is a third suitable comparable due to the unique nature of the property being smaller land size and having a basement.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price _____ Unconditional sale date _____

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=a3a3aeed3cd467ed7c012ef9bbf284eb

7 Sunhill Road, Glen Iris Vic 3146

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



4 3 5

Property Type: House

Agent Comments

A striking expression of contemporary design, this exceptional residence pairs generous proportions with a beautifully considered sense of calm in one of Glen Iris' most tightly held pockets.

Indicative Selling Price
$3,250,000 - $3,450,000
Median House Price
September quarter 2026: $2,412,000

Comparable Properties



14 Richards Av GLEN IRIS 3146 (REI)

5 3 2

Price: $3,350,000
Method: Private Sale
Date: 11/08/2026
Property Type: House
Land Size: 555 sqm approx

Agent Comments



83a Glen Iris Rd GLEN IRIS 3146 (REI)

5 4 5

Price: $3,450,000
Method: Private Sale
Date: 04/08/2026
Property Type: House
Land Size: 438 sqm approx

Agent Comments

I don't believe there is a third suitable comparable due to the unique nature of the property being smaller land size and having a basement.

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