

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

148 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,800,000 & \$3,080,000

Median sale price

Median price \$2,450,000 Property Type House Suburb Glen Iris

Period - From 01/04/2023 to 31/03/2024 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	31 Glendearg Gr MALVERN 3144	\$2,860,000	02/03/2024
2	19 Rothesay Av MALVERN EAST 3145	\$2,800,000	11/04/2024
3	9 Epping St MALVERN EAST 3145	\$2,800,000	28/02/2024

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: 30/04/2024 11:47



 3  3  2

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$2,800,000 - \$3,080,000
Median House Price
Year ending March 2024: \$2,450,000

Comparable Properties



31 Glendearg Gr MALVERN 3144 (REI)

Agent Comments

 4  2  1

Price: \$2,860,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 513 sqm approx



19 Rothesay Av MALVERN EAST 3145 (REI)

Agent Comments

 5  2  3

Price: \$2,800,000
Method: Private Sale
Date: 11/04/2024
Property Type: House



9 Epping St MALVERN EAST 3145 (REI)

Agent Comments

 3  2  4

Price: \$2,800,000
Method: Private Sale
Date: 28/02/2024
Property Type: House
Land Size: 599 sqm approx

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