

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

167 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$2,551,000 Property Type House Suburb Glen Iris

Period - From 01/04/2025 to 31/03/2026 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	149 Tooronga Rd GLEN IRIS 3146	\$2,600,000	15/04/2026
2	378 Wattletree Rd MALVERN EAST 3145	\$2,665,000	28/02/2026
3	26 Davies St MALVERN EAST 3145	\$2,680,000	22/11/2025

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:

07/05/2026 11:05



5 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 601 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending March 2026: \$2,551,000

Comparable Properties



149 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

4 2 2

Price: \$2,600,000
Method: Private Sale
Date: 15/04/2026
Property Type: House (Res)
Land Size: 682 sqm approx



378 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 3 2

Price: \$2,665,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 632 sqm approx



26 Davies St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,680,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 396 sqm approx