

# 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

7/300 Tooronga Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000

&

\$800,000

### Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2026

to

30/06/2026

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 | 5/954 Toorak Rd CAMBERWELL 3124 | \$800,000 | 11/09/2026   |
| 2 |                                 |           |              |
| 3 |                                 |           |              |

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:

29/09/2026 15:41



 2  1  1

**Property Type:** Town Residence

**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$800,000

**Median Unit Price**

June quarter 2026: \$760,000

## Comparable Properties



**5/954 Toorak Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 11/09/2026

**Property Type:** Unit

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.