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	77 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Single price $1,730,000

Median sale price

Median price $2,047,500 Property Type House Suburb Glen Iris

Period - From 01/01/2026 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	9 Keltie St GLEN IRIS 3146	$1,910,000	19/03/2026
2	6 Celia St GLEN IRIS 3146	$1,750,000	28/02/2026
3	2 Duke St ASHBURTON 3147	$1,725,000	15/11/2025

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: 13/04/2026 15:35

77 Pascoe Street, Glen Iris Vic 3146

Mike Millington
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4 2 2

Property Type: House
Land Size: 623 sqm approx

Indicative Selling Price
$1,730,000
Median House Price
March quarter 2026: $2,047,500

Agent Comments

Nestled in a leafy, elevated position, enjoying one of the area's most convenient locations just moments from both Ashburton and Burwood Villages and Gardiners Creek.

Comparable Properties



9 Keltie St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,910,000
Method:
Date: 19/03/2026
Property Type: House

Agent Comments



6 Celia St GLEN IRIS 3146 (REI)

4 2 2

Price: $1,750,000
Method: Private Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



2 Duke St ASHBURTON 3147 (REI/VG)

4 1 2

Price: $1,725,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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