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	1/300 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $839,000

Median sale price

Median price $717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 to 31/12/2025 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	2/4 Maverston St GLEN IRIS 3146	$825,000	28/03/2026
2	1/58 Iris Rd GLEN IRIS 3146	$855,000	21/03/2026
3	3/13 Osborne Av GLEN IRIS 3146	$880,000	21/03/2026

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: 01/04/2026 14:15

1/300 Tooronga Road, Glen Iris Vic 3146

Britney Flack
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0475 300 113
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2 1 2

Property Type: Unit
Land Size: 154 sqm approx

Indicative Selling Price
$839,000
Median Unit Price
December quarter 2025: $717,500

Agent Comments

Nestled in magnificent established gardens and positioned at the front of an immaculate villa complex, this beautifully updated, single level unit enjoys the qualities of a standalone home minus the maintenance.

Comparable Properties

2/4 Maverston St GLEN IRIS 3146 (REI)

2 1 1

Price: $825,000
Method:
Date: 28/03/2026
Property Type: Townhouse (Single)

Agent Comments



1/58 Iris Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $855,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Unit
Land Size: 140 sqm approx

Agent Comments



3/13 Osborne Av GLEN IRIS 3146 (REI)

2 1 1

Price: $880,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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