STATEMENT OF INFORMATION

36 TOWER HILL ROAD, GLEN IRIS, VIC 3146

PREPARED BY TAO SHENG, ABERCROMBYS , PHONE: 0422755345



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 TOWER HILL ROAD, GLEN IRIS, VIC

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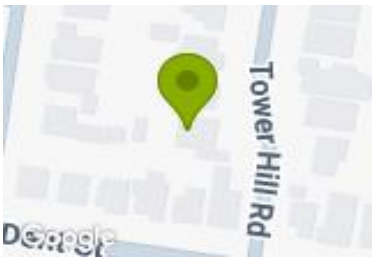
Indicative Selling Price

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

Price Range: **$4,800,000 to $5,000,000**

Provided by: Tao Sheng, Abercrombys

MEDIAN SALE PRICE



GLEN IRIS, VIC, 3146

Suburb Median Sale Price (House)

$1,915,000

01 January 2026 to 31 March 2026

Provided by: pricefinder

COMPARABLE PROPERTIES

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 report has been compiled on 18/05/2026 by Abercrombys . Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	36 TOWER HILL ROAD, GLEN IRIS, VIC 3146

Indicative selling price

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

Price Range:	$4,800,000 to $5,000,000

Median sale price

Median price	$1,915,000	Property type	House	Suburb	GLEN IRIS
Period	01 January 2026 to 31 March 2026	Source	pricefinder		

Comparable property sales

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: 18/05/2026