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	271 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,335,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/12/2024 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	17 Maitland St GLEN IRIS 3146	$1,976,888	16/11/2024
2	150 Tooronga Rd GLEN IRIS 3146	$1,960,000	19/10/2024
3	46 Erica Av GLEN IRIS 3146	$1,800,000	12/09/2024

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: 29/01/2025 12:50

271 Tooronga Road, Glen Iris Vic 3146



4 2 2

Property Type: House (Res)
Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



17 Maitland St GLEN IRIS 3146 (REI)

3 1 2

Price: $1,976,888
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



150 Tooronga Rd GLEN IRIS 3146 (REI)

4 1 3

Price: $1,960,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 624 sqm approx

Agent Comments



46 Erica Av GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 12/09/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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