

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

9/304 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$700,000

Property Type Unit

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	9/73 Edgar St.N GLEN IRIS 3146	\$459,000	01/03/2025
2	3/29 Carroll Cr GLEN IRIS 3146	\$465,000	14/10/2024
3	G1/553 Burke Rd CAMBERWELL 3124	\$436,000	02/10/2024

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:

21/03/2025 09:43



Rooms: 3

Property Type: Apartment

Land Size: 63 sqm approx

[Agent Comments](#)

Comparable Properties



9/73 Edgar St.N GLEN IRIS 3146 (REI)

[Agent Comments](#)



Price: \$459,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Apartment



3/29 Carroll Cr GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$465,000

Method: Private Sale

Date: 14/10/2024

Property Type: Unit

G1/553 Burke Rd CAMBERWELL 3124 (VG)

[Agent Comments](#)



Price: \$436,000

Method: Sale

Date: 02/10/2024

Property Type: Strata Unit/Flat