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	104/281 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $440,000 & $480,000

Median sale price

Median price $640,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2025 to 31/03/2025 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	2/36 Bonview Rd MALVERN 3144	$420,000	24/03/2025
2	202/36 Bonview Rd MALVERN 3144	$427,000	03/02/2025
3	108/1567 High St GLEN IRIS 3146	$468,000	05/12/2024

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: 07/04/2025 11:25

104/281 Tooronga Road, Glen Iris Vic 3146

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1 1 1

Property Type: Apartment

Agent Comments

Offering unrivalled convenience in a leafy locale, this impeccable first floor residence positioned at the quiet rear of a low-rise boutique complex, combines sophisticated style with inviting proportions.

Indicative Selling Price
$440,000 - $480,000
Median Unit Price
March quarter 2025: $640,000

Comparable Properties



2/36 Bonview Rd MALVERN 3144 (REI)

1 1 1

Price: $420,000
Method: Private Sale
Date: 24/03/2025
Property Type: Apartment

Agent Comments



202/36 Bonview Rd MALVERN 3144 (REI)

1 1 1

Price: $427,000
Method: Private Sale
Date: 03/02/2025
Property Type: Apartment

Agent Comments

108/1567 High St GLEN IRIS 3146 (VG)

1 - -

Price: $468,000
Method: Sale
Date: 05/12/2024
Property Type: Strata Unit/Flat

Agent Comments

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