

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

LG2/186 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,513,250 Property Type House Suburb Glen Iris

Period - From 01/01/2025 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	203/1571 Malvern Rd GLEN IRIS 3146	\$1,405,000	05/12/2025
2	804/770a Toorak Rd GLEN IRIS 3146	\$1,600,000	18/11/2025
3	101/1269 High St MALVERN 3144	\$1,600,000	29/09/2025

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:

18/03/2026 10:16

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



3 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending December 2025: \$2,513,250

Comparable Properties



203/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$1,405,000
Method: Expression of Interest
Date: 05/12/2025
Property Type: Apartment

804/770a Toorak Rd GLEN IRIS 3146 (VG)

[Agent Comments](#)

3 - -

Price: \$1,600,000
Method: Sale
Date: 18/11/2025
Property Type: Strata Unit/Flat



101/1269 High St MALVERN 3144 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,600,000
Method: Private Sale
Date: 29/09/2025
Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699