

# 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

167 Tooronga Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$2,850,000

### Median sale price

Median price

\$2,660,500

Property Type

House

Suburb

Glen Iris

Period - From

01/10/2025

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	24 Hope St GLEN IRIS 3146	\$2,800,000	12/12/2025
2	8 White St GLEN IRIS 3146	\$2,800,000	12/12/2025
3	49 Somers Av MALVERN 3144	\$2,700,000	29/10/2025

**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:

21/02/2026 13:07



4   3   2

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$2,850,000

**Median House Price**

December quarter 2025: \$2,660,500

## Comparable Properties



**24 Hope St GLEN IRIS 3146 (VG)**

**Agent Comments**

3   -   -

**Price:** \$2,800,000

**Method:** Sale

**Date:** 12/12/2025

**Property Type:** House (Res)

**Land Size:** 556 sqm approx



**8 White St GLEN IRIS 3146 (REI)**

**Agent Comments**

4   2   2

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 12/12/2025

**Property Type:** House



**49 Somers Av MALVERN 3144 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$2,700,000

**Method:** Private Sale

**Date:** 29/10/2025

**Property Type:** House

**Land Size:** 628 sqm approx

**Account - Marshall White** | P: 03 9822 9999



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