

# 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

1/300 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)

Range between \$795,000 & \$870,000

### Median sale price

Median price \$717,500 Property Type Unit 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	5/27 High Rd CAMBERWELL 3124	\$810,000	24/02/2026
2	1/77a Carroll Cr GLEN IRIS 3146	\$840,000	22/11/2025
3	6/20 Lysterville Av MALVERN 3144	\$810,000	08/09/2025

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: 05/03/2026 14:07



**Property Type:** Unit  
**Land Size:** 154 sqm approx

**Indicative Selling Price**

\$795,000 - \$870,000

**Median Unit Price**

December quarter 2025: \$717,500

**Agent Comments**

Nestled in magnificent established gardens and positioned at the front of an immaculate villa complex, this beautifully updated, single level unit enjoys the qualities of a standalone home.

## Comparable Properties



**5/27 High Rd CAMBERWELL 3124 (REI)**

[Agent Comments](#)



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 24/02/2026  
**Property Type:** Villa



**1/77a Carroll Cr GLEN IRIS 3146 (REI/VG)**

[Agent Comments](#)



**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 22/11/2025  
**Property Type:** Townhouse (Res)



**6/20 Lysterville Av MALVERN 3144 (REI/VG)**

[Agent Comments](#)



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 08/09/2025  
**Property Type:** Unit