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	149 Tooronga Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,500,000 & $2,700,000

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	378 Wattletree Rd MALVERN EAST 3145	$2,665,000	28/02/2026
2	35 Jordan St MALVERN 3144	$2,690,000	16/09/2025
3	10 Victoria Rd MALVERN 3144	$2,700,000	24/10/2025

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: 13/03/2026 09:46

149 Tooronga Road, Glen Iris Vic 3146

Thomson:

4 2 2

Property Type: House (Residential)
Land Size: 682 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
December quarter 2025: $2,660,500

Comparable Properties

378 Wattletree Rd MALVERN EAST 3145 (REI)

4 3 2

Price: $2,665,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments

Simila position. Inferior floorplan, condition and land size.

35 Jordan St MALVERN 3144 (REI/VG)

3 1 2

Price: $2,690,000
Method: Private Sale
Date: 16/09/2025
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Similar location. Inferior floorplan, condition and land size.

10 Victoria Rd MALVERN 3144 (VG)

3 - -

Price: $2,700,000
Method: Sale
Date: 24/10/2025
Property Type: House (Res)
Land Size: 511 sqm approx

Agent Comments

Period weatherboard home. Inferior land size & location.

Account - Thomson | P: 03 95098244 | F: 95009693

REIV THE DIFFERENCE

propertydata.com.au

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