

# 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](http://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	10 Victoria Rd MALVERN 3144	\$2,700,000	24/10/2025
2	35 Jordan St MALVERN 3144	\$2,690,000	16/09/2025
3	92 Brunel St MALVERN EAST 3145	\$2,660,000	23/08/2025

**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:

18/02/2026 15:34



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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



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.



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.



92 Brunel St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: \$2,660,000
Method: Auction Sale
Date: 23/08/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments
Period weatherboard home. Inferior land size, condition and floorplan.