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	77 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,750,000 & $1,900,000

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	7 Poulter St ASHBURTON 3147	$2,001,000	15/11/2025
2	37 Charles St GLEN IRIS 3146	$1,930,000	10/11/2025
3	103 Fakenham Rd ASHBURTON 3147	$1,980,000	06/09/2025

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: 27/02/2026 17:11

77 Pascoe Street, Glen Iris Vic 3146

shelter.

Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au

4 2 2

Property Type: House
Land Size: 623 sqm approx

Indicative Selling Price
$1,750,000 - $1,900,000
Median House Price
December quarter 2025: $2,660,500

Agent Comments

Nestled in a leafy, elevated position, enjoying one of the area's most convenient locations just moments from both Ashburton and Burwood Villages, Gardiners Creek cycling and walking trails

Comparable Properties

7 Poulter St ASHBURTON 3147 (REI)

3 1 2

Price: $2,001,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 711 sqm approx

Agent Comments

37 Charles St GLEN IRIS 3146 (REI/VG)

4 1 2

Price: $1,930,000
Method: Private Sale
Date: 10/11/2025
Property Type: House
Land Size: 674 sqm approx

Agent Comments

103 Fakenham Rd ASHBURTON 3147 (REI/VG)

4 2 2

Price: $1,980,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House
Land Size: 719 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.