

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

105/281 TOORONGA ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

9/29 OSBORNE AVENUE GLEN IRIS VIC 3146	\$668,000	09-Nov-24
104/1228 MALVERN ROAD MALVERN VIC 3144	\$710,000	13-Feb-25
6/281 TOORONGA ROAD GLEN IRIS VIC 3146	\$660,000	30-Sep-24

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 6 months.

This Statement of Information was prepared on: 18 February 2025



9/29 OSBORNE AVENUE GLEN IRIS VIC 3146 Sold Price

\$668,000 Sold Date **09-Nov-24**

2 2 1

Distance **0.62km**



104/1228 MALVERN ROAD MALVERN VIC 3144

Sold Price ^{RS} **\$710,000** ^{UN} Sold Date **13-Feb-25**

2 2 -

Distance **0.63km**



6/281 TOORONGA ROAD GLEN IRIS VIC 3146

Sold Price **\$660,000** Sold Date **30-Sep-24**

2 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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