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

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9/29 OSBORNE AVENUE GLEN IRIS VIC 3146

2 2 1

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

Distance **0.62km**

104/1228 MALVERN ROAD MALVERN VIC 3144

2 2 -

Sold Price RS **$710,000** UN Sold Date **13-Feb-25**

Distance **0.63km**

6/281 TOORONGA ROAD GLEN IRIS VIC 3146

2 2 1

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

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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