

## 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

226 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,385,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,550,000

Property type

House

Suburb

Glen Iris

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 26 ESSEX STREET GLEN IRIS VIC 3146         | \$1,430,000 | 26-Feb-26 |
| 19A KAIKOURA AVENUE HAWTHORN EAST VIC 3123 | \$1,460,000 | 23-May-26 |
| 728 INKERMAN ROAD CAULFIELD NORTH VIC 3161 | \$1,480,000 | 25-Feb-26 |

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.~~

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**26 ESSEX STREET GLEN IRIS VIC 3146**

Sold Price **\$1,430,000** Sold Date **26-Feb-26**

 4  2  2

Distance **1.6km**



**19A KAIKOURA AVENUE  
HAWTHORN EAST VIC 3123**

Sold Price **\$1,460,000** Sold Date **23-May-26**

 3  2  2

Distance **1.16km**



**728 INKERMANN ROAD CAULFIELD  
NORTH VIC 3161**

Sold Price **\$1,480,000** Sold Date **25-Feb-26**

 3  1  2

Distance **1.81km**

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

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