

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

79 Pascoe Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,900,000

&

\$2,090,000

Median sale price

Median price \$2,490,500

Property Type House

Suburb Glen Iris

Period - From 20/02/2025

to

19/02/2026

Source

Property Data

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	47 Bourne Rd GLEN IRIS 3146	\$2,200,000	08/12/2025
2	4 Morell St GLEN IRIS 3146	\$2,311,000	15/11/2025
3	37 Charles St GLEN IRIS 3146	\$1,930,000	10/11/2025

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:

20/02/2026 10:52

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 622 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

20/02/2025 - 19/02/2026: \$2,490,500

Comparable Properties

**47 Bourne Rd GLEN IRIS 3146 (REI)**

Agent Comments

**Price:** \$2,200,000**Method:** Private Sale**Date:** 08/12/2025**Property Type:** House**Land Size:** 637 sqm approx**4 Morell St GLEN IRIS 3146 (REI/VG)**

Agent Comments

**Price:** \$2,311,000**Method:** Auction Sale**Date:** 15/11/2025**Property Type:** House (Res)**Land Size:** 730 sqm approx**37 Charles St GLEN IRIS 3146 (REI/VG)**

Agent Comments

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