

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

Single price

\$1,695,000

Median sale price

Median price

\$2,047,500

Property Type

House

Suburb

Glen Iris

Period - From

01/01/2026

to

31/03/2026

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	6 Celia St GLEN IRIS 3146	\$1,750,000	28/02/2026
2	40 Dent St GLEN IRIS 3146	\$1,660,000	21/02/2026
3	2 Duke St ASHBURTON 3147	\$1,725,000	15/11/2025

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:

11/04/2026 13:59



Property Type:
Agent Comments

Indicative Selling Price

\$1,695,000

Median House Price

March quarter 2026: \$2,047,500

Comparable Properties



6 Celia St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,750,000

Method: Private Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 650 sqm approx



40 Dent St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,660,000

Method: Auction Sale

Date: 21/02/2026

Property Type: House (Res)

Land Size: 662 sqm approx



2 Duke St ASHBURTON 3147 (REI/VG)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 696 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222