

# 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

3/1021 Toorak 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)

Single price

\$579,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Glen Iris

Period - From

23/06/2024

to

22/06/2025

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	4/35 Lithgow St GLEN IRIS 3146	\$579,000	14/04/2025
2	1/1484 Malvern Rd GLEN IRIS 3146	\$562,000	29/03/2025
3	8/3 St Johns Av CAMBERWELL 3124	\$587,000	28/02/2025

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:

23/06/2025 09:14



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**Indicative Selling Price**  
\$579,000

**Median Unit Price**

23/06/2024 - 22/06/2025: \$615,000



**Property Type:**  
Agent Comments

## Comparable Properties



**4/35 Lithgow St GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$579,000  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** Apartment



**1/1484 Malvern Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments



**Price:** \$562,000  
**Method:** Private Sale  
**Date:** 29/03/2025  
**Property Type:** Apartment



**8/3 St Johns Av CAMBERWELL 3124 (REI/VG)**

Agent Comments



**Price:** \$587,000  
**Method:** Private Sale  
**Date:** 28/02/2025  
**Property Type:** Apartment