

# 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](http://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

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