

## 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)****Price:** \$2,200,000**Method:** Private Sale**Date:** 08/12/2025**Property Type:** House**Land Size:** 637 sqm approx

Agent Comments

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

Agent Comments

**37 Charles St GLEN IRIS 3146 (REI/VG)****Price:** \$1,930,000**Method:** Private Sale**Date:** 10/11/2025**Property Type:** House**Land Size:** 674 sqm approx

Agent Comments

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