

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 \$1,600,000 & \$1,750,000

Median sale price

Median price \$2,513,250 Property Type House Suburb Glen Iris

Period - From 01/01/2025 to 31/12/2025 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:

18/03/2026 13:22



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
Year ending December 2025: \$2,513,250

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

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