

# 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

4 Tower Hill 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)

Range between \$2,750,000 & \$3,000,000

### Median sale price

Median price \$2,455,000 Property Type House Suburb Glen Iris

Period - From 01/10/2024 to 30/09/2025 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	35 Yuile St ASHBURTON 3147	\$2,835,000	21/05/2025
2	137 Summerhill Rd GLEN IRIS 3146	\$2,605,000	12/05/2025
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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: 23/10/2025 11:55

4 Tower Hill Road, Glen Iris Vic 3146

Wendy Zhou  
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**Property Type:** House (Res)  
**Land Size:** 735 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,750,000 - \$3,000,000  
**Median House Price**  
Year ending September 2025: \$2,455,000

## Comparable Properties



**35 Yuille St ASHBURTON 3147 (REI/VG)**

**Agent Comments**



**Price:** \$2,835,000  
**Method:** Sold Before Auction  
**Date:** 21/05/2025  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**137 Summerhill Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$2,605,000  
**Method:** Private Sale  
**Date:** 12/05/2025  
**Property Type:** House  
**Land Size:** 711 sqm approx

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.

**Account - Heavyside**



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