

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

2/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Glen Iris

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

23 VAN NESS AVENUE GLEN IRIS VIC 3146	\$1,650,000	03-Dec-24
2/51-53 GLEN IRIS ROAD GLEN IRIS VIC 3146	\$1,470,000	27-Nov-24
3/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146	\$1,590,000	27-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025



**23 VAN NESS AVENUE GLEN IRIS
VIC 3146**

 3  2  2

Sold Price **\$1,650,000** Sold Date **03-Dec-24**

Distance **1.74km**



**2/51-53 GLEN IRIS ROAD GLEN IRIS
VIC 3146**

 3  2  2

Sold Price **\$1,470,000** Sold Date **27-Nov-24**

Distance **1.89km**



**3/34 BELMONT AVENUE NORTH
GLEN IRIS VIC 3146**

 3  2  2

Sold Price **\$1,590,000** Sold Date **27-Feb-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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