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	1 Bell Street, Glen Iris Vic 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $2,850,000

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	17 Ferndale Rd GLEN IRIS 3146	$2,820,000	21/11/2025
2	7 Hillside Pde GLEN IRIS 3146	$2,735,000	14/11/2025
3			

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: 21/02/2026 11:45

1 Bell Street, Glen Iris Vic 3146



4 3 2

Property Type: House
Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price
$2,850,000
Median House Price
Year ending December 2025: $2,513,250

Comparable Properties



17 Ferndale Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $2,820,000
Method: Private Sale
Date: 21/11/2025
Property Type: House (Res)

Agent Comments



7 Hillside Pde GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,735,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 799 sqm approx

Agent Comments

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 - Marshall White | P: 03 9822 9999

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