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<br>Including suburb and postcode | 4/16 Belmont Avenue, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $800,000 & $835,000

## Median sale price

Median price $717,500 Property Type Unit Suburb Glen Iris

Period - From 01/10/2025 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 | 24/3 Bickleigh St GLEN IRIS 3146 | $845,000 | 14/02/2026 |
| 2 | 2/23 Gardiner Pde GLEN IRIS 3146 | $840,000 | 10/02/2026 |
| 3 | 3/18 Peace St GLEN IRIS 3146 | $895,000 | 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: 23/02/2026 10:49

# 4/16 Belmont Avenue, Glen Iris Vic 3146

Dean Brooks
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2 1 1

**Property Type:** Villa
**Land Size:** 98 sqm approx

**Indicative Selling Price**
$800,000 - $835,000
**Median Unit Price**
December quarter 2025: $717,500

Agent Comments

Seize this incredible opportunity to start out, scale down or invest with this impeccably refurbished, single level residence offering a refined balance of style, comfort and practicality.

## Comparable Properties

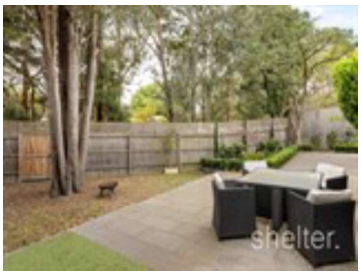


**24/3 Bickleigh St GLEN IRIS 3146 (REI)**

2 1 1

**Price:** $845,000
**Method:** Auction Sale
**Date:** 14/02/2026
**Property Type:** Unit

Agent Comments



**2/23 Gardiner Pde GLEN IRIS 3146 (REI)**

2 1 1

**Price:** $840,000
**Method:** Sold Before Auction
**Date:** 10/02/2026
**Property Type:** Villa

Agent Comments



**3/18 Peace St GLEN IRIS 3146 (REI/VG)**

2 1 1

**Price:** $895,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** Villa

Agent Comments

**Account** - Shelter Real Estate | P: 03 9889 3990

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