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 Norwood Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $2,047,500 Property Type House Suburb Glen Iris

Period - From 01/01/2026 to 31/03/2026 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	601 Camberwell Rd CAMBERWELL 3124	$1,320,000	10/03/2026
2	39 Sunhill Rd GLEN IRIS 3146	$1,400,000	21/01/2026
3	19 Glyndon Rd CAMBERWELL 3124	$1,400,000	27/11/2025

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: 06/05/2026 21:45

4 Norwood Street, Glen Iris Vic 3146

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



3 1 2

Rooms: 4
Property Type: House (Res)
Land Size: 447 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2026: $2,047,500

Comparable Properties



601 Camberwell Rd CAMBERWELL 3124 (REI)

3 1 2

Price: $1,320,000
Method: Private Sale
Date: 10/03/2026
Property Type: House (Res)

Agent Comments



39 Sunhill Rd GLEN IRIS 3146 (REI)

- - -

Price: $1,400,000
Method: Private Sale
Date: 21/01/2026
Property Type: Land

Agent Comments



19 Glyndon Rd CAMBERWELL 3124 (REI/VG)

2 2 2

Price: $1,400,000
Method: Auction Sale
Date: 27/11/2025
Property Type: House (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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