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	150 Glen Iris Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,700,000 & $2,970,000

Median sale price

Median price $2,452,500 Property Type House Suburb Glen Iris

Period - From 01/07/2025 to 30/06/2026 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	33 Albert St MALVERN EAST 3145	$2,900,000	18/06/2026
2	36 Erica Av GLEN IRIS 3146	$2,950,000	13/06/2026
3	163 Manning Rd MALVERN EAST 3145	$2,750,000	13/03/2026

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: 23/07/2026 10:55

150 Glen Iris Road, Glen Iris Vic 3146

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



4 2 4

Rooms: 8
Property Type: House
Land Size: 918 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,970,000
Median House Price
Year ending June 2026: $2,452,500

Comparable Properties



33 Albert St MALVERN EAST 3145 (REI)

4 3 2

Price: $2,900,000
Method: Auction Sale
Date: 18/06/2026
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



36 Erica Av GLEN IRIS 3146 (REI)

4 2 3

Price: $2,950,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



163 Manning Rd MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $2,750,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: House (Res)
Land Size: 637 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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