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	34 Seaton Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,425,000 Property Type House Suburb Glen Iris

Period - From 01/07/2023 to 30/06/2024 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	20 Olive St MALVERN EAST 3145	$2,595,000	18/05/2024
2	6 Mont Iris Av GLEN IRIS 3146	$2,425,000	03/04/2024
3	28 Bertram St GLEN IRIS 3146	$2,450,000	02/03/2024

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: 13/08/2024 13:29

34 Seaton Street, Glen Iris Vic 3146

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



4 3 4

Rooms: 3
Property Type: House
Land Size: 752 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending June 2024: $2,425,000

Comparable Properties



20 Olive St MALVERN EAST 3145 (REI)

4 2 1

Price: $2,595,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)

Agent Comments



6 Mont Iris Av GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,425,000
Method: Private Sale
Date: 03/04/2024
Property Type: House (Res)
Land Size: 781 sqm approx

Agent Comments



28 Bertram St GLEN IRIS 3146 (REI/VG)

4 2 2

Price: $2,450,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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