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	8 Bell Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,700,000 & $2,900,000

Median sale price

Median price $2,335,000 Property Type House Suburb Glen Iris

Period - From 01/01/2024 to 31/12/2024 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	11 Mont Iris Av GLEN IRIS 3146	$2,950,000	16/11/2024
2	69 Ashburton Rd GLEN IRIS 3146	$2,960,000	19/10/2024
3	90 Great Valley Rd GLEN IRIS 3146	$2,730,000	07/09/2024

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: 06/02/2025 08:52

8 Bell Street, Glen Iris Vic 3146

shelter. Real Estate
Todd Braggins
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4 2 3

Rooms: 6
Property Type: House (Res)
Land Size: 715 sqm approx

Indicative Selling Price
$2,700,000 - $2,900,000
Median House Price
Year ending December 2024: $2,335,000

Agent Comments

This perfectly positioned character home, located in a tranquil, leafy street with impressive elevated parkland views and direct park access offers an entertainer's paradise - all on a convenient single level.

Comparable Properties



11 Mont Iris Av GLEN IRIS 3146 (REI)

4 2 3

Price: $2,950,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



69 Ashburton Rd GLEN IRIS 3146 (REI)

4 2 4

Price: $2,960,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



90 Great Valley Rd GLEN IRIS 3146 (REI)

3 2 4

Price: $2,730,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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