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 | 28 Bella Vista Road, Glen Iris Vic 3146 |

## Indicative selling price

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

Range between $3,000,000 & $3,300,000

## 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 | 7 Bonnyview St GLEN IRIS 3146 | $3,160,000 | 26/02/2025 |
| 2 | 8 Bell St GLEN IRIS 3146 | $3,250,000 | 15/02/2025 |
| 3 | 26 Gardiner Pde GLEN IRIS 3146 | $3,450,000 | 08/12/2024 |

**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: 17/03/2025 17:20

# 28 Bella Vista Road, Glen Iris Vic 3146



5 3 2

**Property Type:** House
**Land Size:** 678 sqm approx

Agent Comments

**Indicative Selling Price**
$3,000,000 - $3,300,000
**Median House Price**
Year ending December 2024: $2,335,000

## Comparable Properties



**7 Bonnyview St GLEN IRIS 3146 (REI)**

4 3 2

**Price:** $3,160,000
**Method:** Auction Sale
**Date:** 26/02/2025
**Property Type:** House (Res)
**Land Size:** 789 sqm approx

Agent Comments



**8 Bell St GLEN IRIS 3146 (REI)**

4 2 3

**Price:** $3,250,000
**Method:** Auction Sale
**Date:** 15/02/2025
**Property Type:** House (Res)
**Land Size:** 715 sqm approx

Agent Comments



**26 Gardiner Pde GLEN IRIS 3146 (REI/VG)**

4 3 4

**Price:** $3,450,000
**Method:** Private Sale
**Date:** 08/12/2024
**Property Type:** House
**Land Size:** 787 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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