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	4/20 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price	$1,750,000

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	1b Kardinia Rd GLEN IRIS 3146	$1,820,000	27/02/2025
2	132a Glen Iris Rd GLEN IRIS 3146	$1,820,000	03/12/2024
3	216A Tooronga Rd GLEN IRIS 3146	$1,630,000	19/11/2024

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: 18/03/2025 15:17

4/20 Belmont Avenue, Glen Iris Vic 3146



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,750,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



1b Kardinia Rd GLEN IRIS 3146 (REI)

4 3 2

Price: $1,820,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: House (Res)

Agent Comments



132a Glen Iris Rd GLEN IRIS 3146 (REI)

4 2 3

Price: $1,820,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 365 sqm approx

Agent Comments



216A Tooronga Rd GLEN IRIS 3146 (REI/VG)

4 3 2

Price: $1,630,000
Method: Private Sale
Date: 19/11/2024
Property Type: House
Land Size: 255 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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