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	9-11 Sinclair Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	1584-1586 Malvern Rd GLEN IRIS 3146	$2,100,000	25/02/2025
2	422 Wattletree Rd MALVERN EAST 3145	$2,175,000	07/12/2024
3	84 Glen Iris Rd GLEN IRIS 3146	$2,150,000	07/12/2024

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: 07/03/2025 12:49

9-11 Sinclair Avenue, Glen Iris Vic 3146

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



4 3 4

Rooms: 7
Property Type: House
Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending December 2024: $2,335,000

Comparable Properties



1584-1586 Malvern Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,100,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 780 sqm approx

Agent Comments



422 Wattletree Rd MALVERN EAST 3145 (REI/VG)

5 2 2

Price: $2,175,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 722 sqm approx

Agent Comments



84 Glen Iris Rd GLEN IRIS 3146 (REI)

4 2 4

Price: $2,150,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 683 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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