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	11/3 Bickleigh Street, Glen Iris Vic 3146

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $685,000 Property Type Unit Suburb Glen Iris

Period - From 01/04/2024 to 31/03/2025 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	6/2 Belmont Av GLEN IRIS 3146	$601,000	09/03/2025
2	5/6 Maitland St GLEN IRIS 3146	$600,000	07/03/2025
3	8/1529 Malvern Rd GLEN IRIS 3146	$620,000	21/01/2025

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: 23/05/2025 10:05

11/3 Bickleigh Street, Glen Iris Vic 3146

Liam Burke
03 9818 1888
0457 567 990
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2 1 1

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
Year ending March 2025: $685,000

Comparable Properties



6/2 Belmont Av GLEN IRIS 3146 (REI)

2 1 1

Price: $601,000
Method: Private Sale
Date: 09/03/2025
Property Type: Apartment

Agent Comments



5/6 Maitland St GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $600,000
Method: Private Sale
Date: 07/03/2025
Property Type: Apartment

Agent Comments



8/1529 Malvern Rd GLEN IRIS 3146 (REI/VG)

2 1 1

Price: $620,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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