

# 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

1/11 Belmont Avenue, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$380,000

### 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	5/25 Clarence St MALVERN EAST 3145	\$380,000	22/04/2025
2	310/35-43 High St GLEN IRIS 3146	\$355,000	12/02/2025
3	1/12 Belmont Av GLEN IRIS 3146	\$351,000	11/12/2024

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:

28/05/2025 10:31

1/11 Belmont Avenue, Glen Iris Vic 3146



Jay Price  
0478 106 669  
jay.price@belleproperty.com



1 1 1

**Rooms:** 1  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$380,000  
**Median Unit Price**  
Year ending March 2025: \$685,000

## Comparable Properties



**5/25 Clarence St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 22/04/2025  
**Property Type:** Apartment



**310/35-43 High St GLEN IRIS 3146 (REI)**

**Agent Comments**

1 1 1

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 12/02/2025  
**Property Type:** Apartment  
**Land Size:** 55 sqm approx



**1/12 Belmont Av GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

1 1 -

**Price:** \$351,000  
**Method:** Expression of Interest  
**Date:** 11/12/2024  
**Property Type:** Unit

**Account - Belle Property Glen Iris | P: 03 98181888**



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