

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

16 Beatrice Street, Glen Iris Vic 3146

Indicative selling price

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

Range between \$2,700,000

&

\$2,900,000

Median sale price

Median price \$2,660,500

Property Type House

Suburb Glen Iris

Period - From 01/10/2025

to 31/12/2025

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	1 Bell St GLEN IRIS 3146	\$2,777,000	24/02/2026
2	41 Florizel St GLEN IRIS 3146	\$2,750,000	20/11/2025
3	52 Eleanor St ASHBURTON 3147	\$2,850,000	13/11/2025

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:

01/04/2026 10:56

16 Beatrice Street, Glen Iris Vic 3146



Tony Doh
03 9818 1888
0419 316 676
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4+St
udy 2 2

Property Type: House
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$2,700,000 - \$2,900,000
Median House Price
December quarter 2025: \$2,660,500

Comparable Properties



1 Bell St GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,777,000
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 743 sqm approx



41 Florizel St GLEN IRIS 3146 (REI/VG)

Agent Comments

5 3 2

Price: \$2,750,000
Method: Private Sale
Date: 20/11/2025
Property Type: House (Res)
Land Size: 650 sqm approx



52 Eleanor St ASHBURTON 3147 (REI/VG)

Agent Comments

4 4 4

Price: \$2,850,000
Method: Private Sale
Date: 13/11/2025
Property Type: House
Land Size: 676 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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