

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

28 Van Ness Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$4,000,000

&

\$4,400,000

Median sale price

Median price \$2,551,000

Property Type House

Suburb Glen Iris

Period - From 01/04/2025

to

31/03/2026

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	36 Tower Hill Rd GLEN IRIS 3146	\$4,280,000	11/06/2026
2	34 Anderson Rd HAWTHORN EAST 3123	\$4,000,000	19/03/2026
3			

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:

19/06/2026 14:48

28 Van Ness Avenue, Glen Iris Vic 3146



Chris Pope

03 9818 1888

0401 127 178

chris.pope@belleproperty.com

Indicative Selling Price

\$4,000,000 - \$4,400,000

Median House Price

Year ending March 2026: \$2,551,000



5 5 3

Property Type: House (Res)

Land Size: 677 sqm approx

Agent Comments

Comparable Properties



36 Tower Hill Rd GLEN IRIS 3146 (REI)

Agent Comments

5 5 6

Price: \$4,280,000

Method: Private Sale

Date: 11/06/2026

Property Type: House

Land Size: 1093 sqm approx



34 Anderson Rd HAWTHORN EAST 3123 (REI)

Agent Comments

5 3 2

Price: \$4,000,000

Method: Private Sale

Date: 19/03/2026

Property Type: House (Res)

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.

Account - Belle Property Glen Iris | P: 03 98181888



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