

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

3/29 Belmont Avenue North, Glen Iris Vic 3146

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Glen Iris

Period - From 04/06/2025 to 03/06/2026 Source Property Data

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	10/236 Wattletree Rd MALVERN 3144	\$475,000	13/04/2026
2	5/75 Edgar St GLEN IRIS 3146	\$480,000	07/04/2026
3	7/1423 High St GLEN IRIS 3146	\$500,000	07/02/2026

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:

04/06/2026 11:07

3/29 Belmont Avenue North, Glen Iris Vic 3146

JellisCraig

John Stack

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

04/06/2025 - 03/06/2026: \$630,000



 2  1  1

Property Type: Flat

Agent Comments

Comparable Properties



10/236 Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments

 2  1  1

Price: \$475,000

Method: Private Sale

Date: 13/04/2026

Property Type: Apartment

5/75 Edgar St GLEN IRIS 3146 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 07/04/2026

Property Type: Strata Unit/Flat



7/1423 High St GLEN IRIS 3146 (VG)

Agent Comments

 2  -  -

Price: \$500,000

Method: Sale

Date: 07/02/2026

Property Type: Strata Unit/Flat

Account - Jellis Craig | P: (03) 9908 5700



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