Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/17 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$575,000		&		\$625,000)		
Median sale pi	rice							
Median price	\$708,000	Pro	operty Type	Unit			Suburb	Glen Iris
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8/3 Osborne Av GLEN IRIS 3146	\$640,000	24/02/2025
2	8/1529 Malvern Rd GLEN IRIS 3146	\$620,000	21/01/2025
3	3/43 Maitland St GLEN IRIS 3146	\$592,000	12/12/2024

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:

13/03/2025 08:24





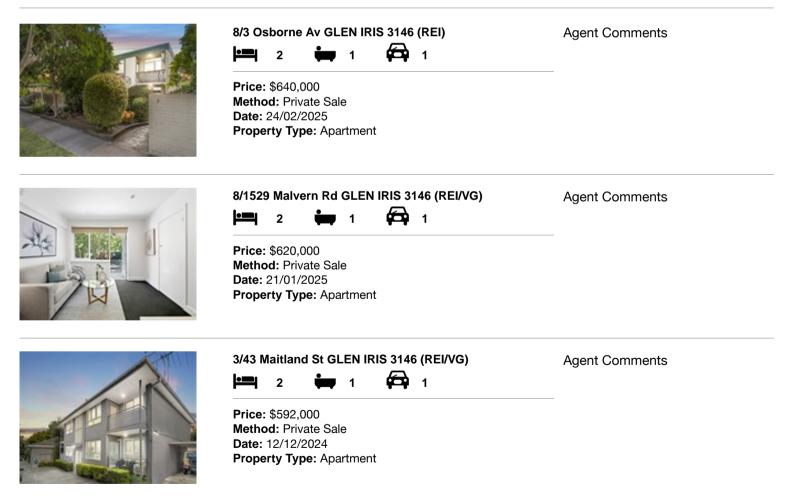




Property Type: Apartment Agent Comments

Indicative Selling Price \$575,000 - \$625,000 Median Unit Price December quarter 2024: \$708,000

Comparable Properties



Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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