

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 7/12 Belmont Avenue, Glen Iris VICTORIA 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$535,500

Median sale price

Median price \$615,000

Property type Unit

Suburb Glen Iris

Period - From July 2024

to

June 2025

Source REIV

Comparable property sales

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 - 1/14 Osborne Avenue, Glen Iris VIC 3146	\$390,000	March 2026
2 - 2/220 Burke Road, Glen Iris VIC 3146	\$441,000	November 2025
3 - 4/219 Burke Road, Glen Iris VIC 3146	\$350,000	November 2025

This Statement of Information was prepared on: 13 April 2026