

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

12 Denman Avenue, Glen Iris Vic 3146

Indicative selling price

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

Single price

\$1,100,000

Median sale price

Median price

\$2,370,000

Property Type

House

Suburb

Glen Iris

Period - From

01/10/2023

to

30/09/2024

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	1/121 Glen Iris Rd GLEN IRIS 3146	\$1,121,500	02/11/2024
2	2/45 Kerferd Rd GLEN IRIS 3146	\$1,110,000	10/08/2024
3	5/2 Bringa Av CAMBERWELL 3124	\$1,066,000	22/06/2024

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:

11/11/2024 17:31



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,100,000
Median House Price
Year ending September 2024: \$2,370,000

Comparable Properties



1/121 Glen Iris Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,121,500
Method: Auction Sale
Date: 02/11/2024
Property Type: Townhouse (Res)
Land Size: 254 sqm approx

2/45 Kerferd Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,110,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit



5/2 Bringa Av CAMBERWELL 3124 (REI)

Agent Comments



Price: \$1,066,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372