

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

2/34 BELMONT AVENUE NORTH GLEN IRIS VIC 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

\$1,595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,300,000

Property type

House

Suburb

Glen Iris

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 23 VAN NESS AVENUE GLEN IRIS VIC 3146 | \$1,650,000 | 03-Dec-24 |
| 2/51-53 GLEN IRIS ROAD GLEN IRIS VIC 3146 | \$1,470,000 | 27-Nov-24 |
| 3/34 BELMONT AVENUE NORTH GLEN IRIS VIC 3146 | \$1,590,000 | 27-Feb-25 |

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 6 months.~~

This Statement of Information was prepared on: 20 May 2025



**23 VAN NESS AVENUE GLEN IRIS
VIC 3146**

Sold Price

\$1,650,000

Sold Date **03-Dec-24**

 3  2  2

Distance **1.74km**



**2/51-53 GLEN IRIS ROAD GLEN IRIS
VIC 3146**

Sold Price

\$1,470,000

Sold Date **27-Nov-24**

 3  2  2

Distance **1.89km**



**3/34 BELMONT AVENUE NORTH
GLEN IRIS VIC 3146**

Sold Price

\$1,590,000

Sold Date **27-Feb-25**

 3  2  2

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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