

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

3/6 Belmont Avenue, Glen Iris Vic 3146

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Glen Iris

Period - From 01/01/2026 to 31/03/2026 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	1/58 Iris Rd GLEN IRIS 3146	\$855,000	21/03/2026
2	5/27 High Rd CAMBERWELL 3124	\$810,000	24/02/2026
3	2/23 Gardiner Pde GLEN IRIS 3146	\$840,000	10/02/2026

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:

23/04/2026 12:47



Property Type: Unit

Agent Comments

Flawlessly blending timeless, contemporary updates with a layout designed around bright, spacious proportions and verdant leafy outlooks, this impressive unit positioned toward the rear of a boutique block of just four presents an enticing opportunity in an exceptional location.

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2026: \$710,000

Comparable Properties



1/58 Iris Rd GLEN IRIS 3146 (REI)

[Agent Comments](#)



Price: \$855,000

Method: Auction Sale

Date: 21/03/2026

Property Type: Unit

Land Size: 140 sqm approx



5/27 High Rd CAMBERWELL 3124 (REI/VG)

[Agent Comments](#)



Price: \$810,000

Method: Private Sale

Date: 24/02/2026

Property Type: Villa



2/23 Gardiner Pde GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$840,000

Method: Sold Before Auction

Date: 10/02/2026

Property Type: Villa