

# 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 3/32 Belmont Avenue North, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### 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: 15/04/2026 15:53



**Property Type:** Villa  
**Agent Comments**

**Indicative Selling Price**  
\$800,000 - \$850,000  
**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)**

[Agent Comments](#)



**Price:** \$840,000  
**Method:** Sold Before Auction  
**Date:** 10/02/2026  
**Property Type:** Villa