

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

6/11 BELMONT AVENUE 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

or range
between

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

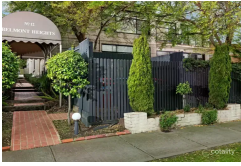
Date of sale

7/12 BELMONT AVENUE GLEN IRIS VIC 3146	\$340,000	15-Dec-25
1/4 WILLS STREET GLEN IRIS VIC 3146	\$320,000	17-Nov-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: 06 May 2026



**7/12 BELMONT AVENUE GLEN IRIS
VIC 3146**

Sold Price

\$340,000

Sold Date

15-Dec-25

 1  1  1

Distance

0.08km



**1/4 WILLS STREET GLEN IRIS VIC
3146**

Sold Price

\$320,000

Sold Date

17-Nov-25

 1  1  1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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