

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 Bella Vista Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$2,047,500 Property Type House 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	15 Kardella St MALVERN EAST 3145	\$4,607,000	17/03/2026
2	44 Iris Rd GLEN IRIS 3146	\$4,188,000	07/03/2026
3	24 Grandview Rd GLEN IRIS 3146	\$3,585,000	25/10/2025

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:

22/05/2026 09:58



 6
  3
  6

Property Type: House
Land Size: 745 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,500,000 - \$3,750,000
Median House Price
 March quarter 2026: \$2,047,500

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.

Comparable Properties



15 Kardella St MALVERN EAST 3145 (REI/VG)

Agent Comments

 5
  3
  2

Price: \$4,607,000
Method: Sold Before Auction
Date: 17/03/2026
Property Type: House (Res)
Land Size: 631 sqm approx



44 Iris Rd GLEN IRIS 3146 (REI)

Agent Comments

 5
  3
  3

Price: \$4,188,000
Method: Private Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 836 sqm approx



24 Grandview Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 4
  4
  2

Price: \$3,585,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 836 sqm approx

Account - Barry Plant | P: 03 9842 8888



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