

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$3,950,000 & \$4,345,000

### 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:

17/04/2026 15:48



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

**Indicative Selling Price**  
 \$3,950,000 - \$4,345,000  
**Median House Price**  
 March quarter 2026: \$2,047,500

## Comparable Properties



**15 Kardella St MALVERN EAST 3145 (REI)**

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

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