Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 06/11/2026

Property offered for sale

Address
Including suburb and postcode: 28 Van Ness Avenue, Glen Iris Vic 3146

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	5	3	375	671

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price | or | Range between $3,500,000 & $3,850,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price $2,311,000 | Property type House | Suburb Glen Iris

Period: from 06/11/2025 to 05/11/2026 | Source Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	16 Howitt St GLEN IRIS 3146		
Sale price	$3,550,000	Date of sale	30/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	3	3	230	658

Comparable property 2

Address	33 Rosedale Rd GLEN IRIS 3146		
Sale price	$3,550,000	Date of sale	25/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	5	4	3	326	778

Comparable property 3

Address	22 Albion Rd GLEN IRIS 3146		
Sale price	$3,550,000	Date of sale	20/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	5	3	4	350	768

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price | Unconditional sale date

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=fe731bd4a763993d911a7f3c5e7ef790

28 Van Ness Avenue, Glen Iris Vic 3146

Steve Burke
03 9818 1888
0448 331 653
steve.burke@belleproperty.com



5 5 3

Rooms: 11
Property Type: House (Res)
Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price
$3,500,000 - $3,850,000
Median House Price
06/11/2025 - 05/11/2026: $2,311,000

Comparable Properties



16 Howitt St GLEN IRIS 3146 (REI)

4 3 3

Price: $3,550,000
Method: Private Sale
Date: 30/09/2026
Property Type: House

Agent Comments



33 Rosedale Rd GLEN IRIS 3146 (REI)

5 4 3

Price: $3,550,000
Method: Private Sale
Date: 25/05/2026
Property Type: House
Land Size: 778 sqm approx

Agent Comments



22 Albion Rd GLEN IRIS 3146 (REI)

5 3 4

Price: $3,550,000
Method: Auction Sale
Date: 20/05/2026
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.