Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	188 BURKE ROAD, GLEN IRIS, VIC 3146

Indicative selling price

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

Price Range:	$2,800,000 to $3,050,000

Median sale price

Median price	$2,621,000	Property type	House	Suburb	GLEN IRIS
Period	01 October 2025 to 31 December 2025	Source	pricefinder		

Comparable property sales

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
12 NORFORD GR, KOOYONG, VIC 3144	$3,000,000	17/09/2025
1809 MALVERN RD, GLEN IRIS, VIC 3146	$2,910,000	25/10/2025
2007-2009 MALVERN RD, MALVERN EAST, VIC 3145	$3,020,000	28/10/2025

This Statement of Information was prepared on: 28/01/2026