

# 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

1/251 Burke Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$575,000

### Median sale price

Median price \$708,000

Property Type Unit

Suburb Glen Iris

Period - From 01/10/2024

to 31/12/2024

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	2/1528 High St GLEN IRIS 3146	\$533,600	22/01/2025
2	4/32 Edgar St GLEN IRIS 3146	\$550,000	29/12/2024
3	3/43 Maitland St GLEN IRIS 3146	\$592,000	12/12/2024

**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:

14/02/2025 15:14



2   1   1

Rooms: 4  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$525,000 - \$575,000  
Median Unit Price  
December quarter 2024: \$708,000

## Comparable Properties



2/1528 High St GLEN IRIS 3146 (REI)

Agent Comments

2   1   1

Price: \$533,600  
Method: Private Sale  
Date: 22/01/2025  
Property Type: Apartment



4/32 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

2   1   1

Price: \$550,000  
Method: Private Sale  
Date: 29/12/2024  
Property Type: Apartment



3/43 Maitland St GLEN IRIS 3146 (REI)

Agent Comments

2   1   1

Price: \$592,000  
Method: Private Sale  
Date: 12/12/2024  
Property Type: Apartment