

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

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

David Ferro
0437 104 272



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)



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

[Agent Comments](#)



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



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

[Agent Comments](#)



3/43 Maitland St GLEN IRIS 3146 (REI)



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

[Agent Comments](#)

Account - Jellis Craig | P: 98305966