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	154 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Single price $2,095,000

Median sale price

Median price $2,300,000 Property Type House Suburb Glen Iris

Period - From 26/05/2024 to 25/05/2025 Source Property Data

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	1584-1586 Malvern Rd GLEN IRIS 3146	$2,100,000	25/02/2025
2	1401 High St GLEN IRIS 3146	$2,440,000	21/02/2025
3	422 Wattletree Rd MALVERN EAST 3145	$2,175,000	07/12/2024

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: 26/05/2025 10:00

154 Burke Road, Glen Iris Vic 3146



3 1 2

Property Type: House (Res)
Land Size: 911 sqm approx

Agent Comments

Indicative Selling Price
$2,095,000
Median House Price
26/05/2024 - 25/05/2025: $2,300,000

Comparable Properties



1584-1586 Malvern Rd GLEN IRIS 3146 (REI)

4 2 2

Price: $2,100,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 780 sqm approx

Agent Comments



1401 High St GLEN IRIS 3146 (VG)

- - -

Price: $2,440,000
Method: Sale
Date: 21/02/2025
Property Type: Clinic - Health Clinic
Land Size: 697 sqm approx

Agent Comments



422 Wattletree Rd MALVERN EAST 3145 (REI/VG)

5 2 2

Price: $2,175,000
Method: Private Sale
Date: 07/12/2024
Property Type: House
Land Size: 722 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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