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	383A Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,500,000 & $1,550,000

Median sale price

Median price $1,335,000 Property Type Townhouse Suburb Glen Iris

Period - From 19/08/2024 to 18/08/2025 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	3/12 Kenilworth Gr GLEN IRIS 3146	$1,530,000	28/06/2025
2	2/34 Belmont Av.N GLEN IRIS 3146	$1,595,000	16/06/2025
3	14a Young St GLEN IRIS 3146	$1,650,000	22/03/2025

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: 19/08/2025 14:20

383A Burke Road, Glen Iris Vic 3146

Agustin Falk
0403 715 783
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3 2 2

Rooms: 4
Property Type: Townhouse
Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,550,000
Median Townhouse Price
19/08/2024 - 18/08/2025: $1,335,000

Comparable Properties



3/12 Kenilworth Gr GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,530,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Agent Comments



2/34 Belmont Av.N GLEN IRIS 3146 (REI)

3 2 2

Price: $1,595,000
Method: Private Sale
Date: 16/06/2025
Property Type: Townhouse (Single)

Agent Comments



14a Young St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,650,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 327 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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