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	G03/221 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,330,000 Property Type Townhouse Suburb Glen Iris

Period - From 13/10/2024 to 12/10/2025 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	G5/1633 Malvern Rd GLEN IRIS 3146	$1,050,000	10/10/2025
2	4 Banksia Way MALVERN 3144	$1,005,000	20/06/2025
3	4/7 Grant St MALVERN EAST 3145	$1,085,000	27/05/2025

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: 13/10/2025 14:37

G03/221 Burke Road, Glen Iris Vic 3146

Jay Price
0478 106 669
jay.price@belleproperty.com



3 2 2

Rooms: 1
Property Type: Apartment

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
13/10/2024 - 12/10/2025: $1,330,000

Comparable Properties



G5/1633 Malvern Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment

Agent Comments



4 Banksia Way MALVERN 3144 (REI/VG)

3 2 1

Price: $1,005,000
Method: Private Sale
Date: 20/06/2025
Property Type: House

Agent Comments



4/7 Grant St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,085,000
Method: Sold Before Auction
Date: 27/05/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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