Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4/443 Burke Road, Glen Iris Vic 3146
Including suburb and	
postcode	

Indicative selling price

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

Single price \$799,000

Median sale price

Median price	\$708,000	Pro	perty Type U	nit		Suburb	Glen Iris
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	3/27 Clifton Rd HAWTHORN EAST 3123	\$845,000	26/10/2024
2	4/25 Iris Rd GLEN IRIS 3146	\$815,000	27/09/2024
3	201/14 Elizabeth St MALVERN 3144	\$800,000	04/09/2024

OR

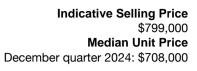
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/02/2025 14:25





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Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/27 Clifton Rd HAWTHORN EAST 3123 (REI)

Price: \$845,000 Method: Auction Sale Date: 26/10/2024 Property Type: Unit

Agent Comments



4/25 Iris Rd GLEN IRIS 3146 (REI/VG)





Agent Comments

Price: \$815,000 Method: Private Sale Date: 27/09/2024 Property Type: Unit



201/14 Elizabeth St MALVERN 3144 (REI/VG)

Price: \$800,000 Method: Private Sale Date: 04/09/2024 Property Type: Unit





Agent Comments

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