

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

4/443 Burke Road, Glen Iris Vic 3146

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

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	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 comparable properties 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



2 2 2

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$799,000

Median Unit Price

December quarter 2024: \$708,000

Comparable Properties



3/27 Clifton Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 1 1

Price: \$845,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Unit



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

Agent Comments

2 1 2

Price: \$815,000

Method: Private Sale

Date: 27/09/2024

Property Type: Unit



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

Agent Comments

2 2 2

Price: \$800,000

Method: Private Sale

Date: 04/09/2024

Property Type: Unit