

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

2/233 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$870,000

&

\$930,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Glen Iris

Period - From 01/07/2024

to

30/06/2025

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	105/1538 High St GLEN IRIS 3146	\$910,000	18/07/2025
2	1/1 Norfolk PI MALVERN 3144	\$1,005,000	17/06/2025
3	4/1 Norfolk PI MALVERN 3144	\$915,000	07/05/2025

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:

18/09/2025 10:48

2/233 Burke Road, Glen Iris Vic 3146



Charmayne Dulley
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Indicative Selling Price

\$870,000 - \$930,000

Median Unit Price

Year ending June 2025: \$645,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



105/1538 High St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 1

Price: \$910,000

Method: Private Sale

Date: 18/07/2025

Property Type: Apartment



1/1 Norfolk PI MALVERN 3144 (REI/VG)

Agent Comments

2 2 2

Price: \$1,005,000

Method: Sold Before Auction

Date: 17/06/2025

Property Type: Apartment



4/1 Norfolk PI MALVERN 3144 (REI/VG)

Agent Comments

2 2 2

Price: \$915,000

Method: Private Sale

Date: 07/05/2025

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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