

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

8/233 BURKE ROAD GLEN IRIS VIC 3146

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Glen Iris

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

4/5 LEOPOLD STREET GLEN IRIS VIC 3146	\$830,000	30-Jul-25
114/1567 HIGH STREET GLEN IRIS VIC 3146	\$860,000	20-May-25
107/1571 MALVERN ROAD GLEN IRIS VIC 3146	\$845,000	18-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025



4/5 LEOPOLD STREET GLEN IRIS VIC 3146

 2  2  1

Sold Price

\$830,000

Sold Date

30-Jul-25

Distance

0.81km



114/1567 HIGH STREET GLEN IRIS VIC 3146

 2  2  2

Sold Price

\$860,000

Sold Date

20-May-25

Distance

0.91km



107/1571 MALVERN ROAD GLEN IRIS VIC 3146

 2  2  2

Sold Price

\$845,000

Sold Date

18-Jul-25

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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