

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

383A Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,600,000

&

\$1,750,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Glen Iris

Period - From 24/07/2024

to

23/07/2025

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 | 4/20 Belmont Av GLEN IRIS 3146 | \$1,750,000 | 29/04/2025 |
| 2 | 6 Judd St CAMBERWELL 3124 | \$1,720,000 | 02/04/2025 |
| 3 | 14a Young St GLEN IRIS 3146 | \$1,650,000 | 22/03/2025 |

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:

24/07/2025 12:07

383A Burke Road, Glen Iris Vic 3146



Agutin Falk

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3 2 2

Rooms: 4

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,750,000

Median Townhouse Price

24/07/2024 - 23/07/2025: \$1,350,000

Comparable Properties



4/20 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Private Sale

Date: 29/04/2025

Property Type: House



6 Judd St CAMBERWELL 3124 (REI/VG)

Agent Comments

3 2 2

Price: \$1,720,000

Method: Auction Sale

Date: 02/04/2025

Property Type: House (Res)

Land Size: 283 sqm approx



14a Young St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,650,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 327 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888



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