## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

27 Burke Road, Glen Iris Vic 3146
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#### Indicative selling price

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

Range between \$4,000,000	&	\$4,400,000
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#### Median sale price

Median price	\$2,282,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/04/2024	to	31/03/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	1499-1501 High St GLEN IRIS 3146	\$4,150,000	17/05/2025
2	83 Manning Rd MALVERN EAST 3145	\$4,300,000	29/03/2025
3	15 Harold Av GLEN IRIS 3146	\$4,600,000	14/03/2025

#### 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:	27/06/2025 14:06









Rooms: 8

Property Type: House Land Size: 989 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$4,000,000 - \$4,400,000 **Median House Price** Year ending March 2025: \$2,282,000

# Comparable Properties



1499-1501 High St GLEN IRIS 3146 (REI)



Price: \$4,150,000

Method: Sold Before Auction

Date: 17/05/2025 Property Type: House

Land Size: 1673 sqm approx

**Agent Comments** 



83 Manning Rd MALVERN EAST 3145 (REI)





**Agent Comments** 

Price: \$4,300,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 810 sqm approx

15 Harold Av GLEN IRIS 3146 (REI/VG)

**Agent Comments** 

Price: \$4,600,000 Method: Private Sale Date: 14/03/2025 Property Type: House Land Size: 1076 sqm approx

Account - Marshall White | P: 03 9822 9999





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