

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

104/221 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$780,000

&

\$850,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Glen Iris

Period - From 01/04/2026

to

30/06/2026

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	1/1687 Malvern Rd GLEN IRIS 3146	\$815,000	08/08/2026
2	101/221 Burke Rd GLEN IRIS 3146	\$775,000	18/07/2026
3	403/770a Toorak Rd GLEN IRIS 3146	\$785,000	09/06/2026

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:

19/08/2026 08:20



Property Type:
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Unit Price
June quarter 2026: \$760,000

Comparable Properties



1/1687 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$815,000
Method: Private Sale
Date: 08/08/2026
Property Type: Townhouse (Single)



101/221 Burke Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 18/07/2026
Property Type: Apartment



403/770a Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments



Price: \$785,000
Method: Sale
Date: 09/06/2026
Property Type: Strata Unit/Flat