

# 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

154 Burke Road, Glen Iris Vic 3146

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$2,282,000 Property 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.

	Address of comparable property	Price	Date of sale
1	1584-1586 Malvern Rd GLEN IRIS 3146	\$2,100,000	25/02/2025
2	422 Wattletree Rd MALVERN EAST 3145	\$2,175,000	07/12/2024
3	246 Waverley Rd MALVERN EAST 3145	\$2,205,000	09/11/2024

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:

28/04/2025 15:12



3 2 2

**Property Type:** House  
**Land Size:** 1073 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,200,000  
**Median House Price**  
Year ending March 2025: \$2,282,000

## Comparable Properties



**1584-1586 Malvern Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 25/02/2025  
**Property Type:** House  
**Land Size:** 780 sqm approx



**422 Wattletree Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$2,175,000  
**Method:** Private Sale  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 722 sqm approx



**246 Waverley Rd MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

4 2 4

**Price:** \$2,205,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx

**Account - Marshall White** | P: 03 9822 9999



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