

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

3/241 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$2,239,000

Property Type House

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	1/18 Leopold St GLEN IRIS 3146	\$949,494	13/04/2026
2	201/1571 Malvern Rd GLEN IRIS 3146	\$1,050,000	02/04/2026
3	2/21 Creswick St GLEN IRIS 3146	\$1,235,000	28/02/2026

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:

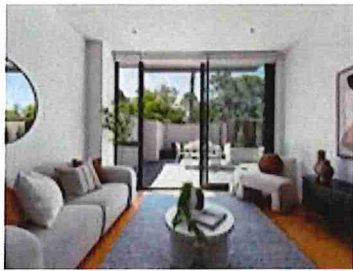
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Property Type: Unit
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
June quarter 2026: \$2,239,000

Comparable Properties



1/18 Leopold St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$949,494
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment



201/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 02/04/2026
Property Type: Apartment



2/21 Creswick St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,235,000
Method: Auction Sale
Date: 28/02/2026
Property Type: Villa

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