

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

201/221 Burke Road, Glen Iris Vic 3146

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,350,000 Property Type Townhouse Suburb Glen Iris

Period - From 25/02/2025 to 24/02/2026 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	203/1571 Malvern Rd GLEN IRIS 3146	\$1,405,000	05/12/2025
2	101/890 Toorak Rd CAMBERWELL 3124	\$1,400,000	01/12/2025
3	8/2a Kenilworth Gr GLEN IRIS 3146	\$1,390,000	22/11/2025

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: 25/02/2026 10:48



3 2 2

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median Townhouse Price
25/02/2025 - 24/02/2026: \$1,350,000

Comparable Properties



203/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$1,405,000
Method: Expression of Interest
Date: 05/12/2025
Property Type: Apartment



101/890 Toorak Rd CAMBERWELL 3124 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,400,000
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment



8/2a Kenilworth Gr GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

3 2 3

Price: \$1,390,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Apartment