

# 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

1, 2, 3, &4/251 BURWOOD HIGHWAY BURWOOD EAST VIC 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median Price  Property type  Suburb   
Period-from  to  Source

### 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 6 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
2/28 BAILY STREET MOUNT WAVERLEY VIC 3149	\$1,350,000	07-Nov-24
2A PICKFORD STREET BURWOOD EAST VIC 3151	\$1,300,000	04-Oct-24
1/472 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149	\$1,289,000	24-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 04 February 2025



2/28 BAILY STREET MOUNT  
WAVERLEY VIC 3149

 4  3  2

Sold Price \$1,350,000 Sold Date 07-Nov-24

Distance 1.99km



2A PICKFORD STREET BURWOOD  
EAST VIC 3151

 4  3  1

Sold Price \$1,300,000 Sold Date 04-Oct-24

Distance 0.27km



1/472 Highbury Road Mount  
Waverley VIC 3149

 4  2  2

Sold Price \$1,289,000 Sold Date 24-Aug-24

Distance 1.09km

RS= Recent sale

UN= Undisclosed Sale

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