

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

16 Rees Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,395,000

Property Type House

Suburb Burwood

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	3 Pearce St BURWOOD 3125	\$1,190,000	14/02/2025
2	64 Eley Rd BURWOOD 3125	\$1,236,000	23/11/2024
3	11 Beddows St BURWOOD 3125	\$1,250,000	18/11/2024

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:

24/04/2025 10:15

**Rooms:** 5**Property Type:** House (Res)**Land Size:** 638 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

Year ending March 2025: \$1,395,000

Comparable Properties

**3 Pearce St BURWOOD 3125 (REI)**

Agent Comments

**Price:** \$1,190,000**Method:** Sold Before Auction**Date:** 14/02/2025**Property Type:** House (Res)**Land Size:** 604 sqm approx**64 Eley Rd BURWOOD 3125 (REI/VG)**

Agent Comments

**Price:** \$1,236,000**Method:** Auction Sale**Date:** 23/11/2024**Property Type:** House (Res)**Land Size:** 603 sqm approx**11 Beddows St BURWOOD 3125 (REI/VG)**

Agent Comments

**Price:** \$1,250,000**Method:** Private Sale**Date:** 18/11/2024**Property Type:** House**Land Size:** 743 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222