

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 623 Highbury Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,277,000 Property Type House Suburb Burwood East

Period - From 01/10/2024 to 31/12/2024 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 Gyton Av GLEN WAVERLEY 3150	\$1,690,000	13/11/2024
2	3 Sheraton Cl BURWOOD EAST 3151	\$1,662,000	01/10/2024
3	8 Clivejay St GLEN WAVERLEY 3150	\$1,637,000	01/09/2024

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: 24/01/2025 13:00



Rooms: 8
Property Type: House
Land Size: 550 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,700,000
Median House Price
 December quarter 2024: \$1,277,000

Comparable Properties



3 Gyton Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,690,000
Method: Sold Before Auction
Date: 13/11/2024
Property Type: House
Land Size: 633 sqm approx



3 Sheraton Ct BURWOOD EAST 3151 (VG)

Agent Comments



Price: \$1,662,000
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 628 sqm approx

8 Clivejay St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,637,000
Method: Auction Sale
Date: 01/09/2024
Property Type: House (Res)
Land Size: 651 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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