

# 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 327 Highbury Road, Burwood, VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price or range between \$1,350,000 & \$1,420,000

### Median sale price

Median price \$1,380,000 Property type House Suburb BURWOOD

Period - From 28/08/2022 to 27/08/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 377 High Street Road Mount Waverley Vic 3149	\$1,470,000	2023-08-19
2 63 Eley Road Box Hill South Vic 3128	\$1,400,000	2023-08-14
3 135 Station Street Burwood Vic 3125	\$1,300,000	2023-08-07

This Statement of Information was prepared on: 28/08/2023

