

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

24a Royton Street, Burwood East Vic 3151

Indicative selling price

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

Single price

\$1,599,000

Median sale price

Median price

\$1,289,000

Property Type

House

Suburb

Burwood East

Period - From

01/01/2024

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	25 Northcote Cirt BURWOOD EAST 3151	\$1,547,000	22/03/2025
2	19 Northcote Cirt BURWOOD EAST 3151	\$1,550,000	05/10/2024
3			

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:

26/03/2025 09:27

24a Royton Street, Burwood East Vic 3151

Steven Zervas
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4 3 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,599,000
Median House Price
Year ending December 2024: \$1,289,000

Comparable Properties



25 Northcote Cirt BURWOOD EAST 3151 (REI)

Agent Comments

4 2 4

Price: \$1,547,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)



19 Northcote Cirt BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,550,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)

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.

Account - Heavyside



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