

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

43 Station Street, Burwood Vic 3125

Indicative selling price

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

Single price

\$1,475,000

Median sale price

Median price

\$1,452,000

Property Type

House

Suburb

Burwood

Period - From

01/07/2024

to

30/09/2024

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	40 Gillard St BURWOOD 3125	\$1,460,000	23/07/2024
2	31 Harrison Av BURWOOD 3125	\$1,490,000	23/04/2024
3	11 Tennyson St BURWOOD 3125	\$1,550,100	20/04/2024

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:

14/10/2024 10:36



3 1 4

Property Type: House
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$1,475,000
Median House Price
September quarter 2024: \$1,452,000

Comparable Properties



40 Gillard St BURWOOD 3125 (REI/VG)

Agent Comments

4 1 2

Price: \$1,460,000
Method: Private Sale
Date: 23/07/2024
Property Type: House
Land Size: 759 sqm approx



31 Harrison Av BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,490,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 789 sqm approx



11 Tennyson St BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,550,100
Method: Auction Sale
Date: 20/04/2024
Property Type: House
Land Size: 808 sqm approx

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



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