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	43 Station Street, Burwood Vic 3125
Including suburb and	
postcode	

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	Pro	perty 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

Add	dress 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 comparableproperties 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













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)

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Agent Comments

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)

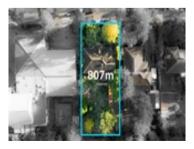
3







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



11 Tennyson St BURWOOD 3125 (REI)

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

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



