

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

9 MEDHURST STREET BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,262

Property type

House

Suburb

Burwood East

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

4 CORNISH ROAD BURWOOD EAST VIC 3151	\$1,450,000	14-Sep-24
30 LEEDS ROAD MOUNT WAVERLEY VIC 3149	\$1,430,000	09-Sep-24
42 GLENGARRY AVENUE BURWOOD VIC 3125	\$1,350,000	22-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 05 March 2025



4 CORNISH ROAD BURWOOD EAST VIC 3151

6 2 2

Sold Price **\$1,450,000** Sold Date **14-Sep-24**

Distance **0.63km**

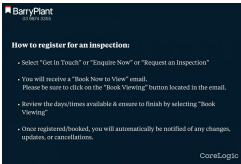


30 LEEDS ROAD MOUNT WAVERLEY VIC 3149

5 5 2

Sold Price **\$1,430,000** Sold Date **09-Sep-24**

Distance **1.36km**



42 GLENGARRY AVENUE BURWOOD VIC 3125

5 3 2

Sold Price **\$1,350,000** Sold Date **22-Oct-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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