

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

26 Royton Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,287,000

Property Type Townhouse

Suburb Burwood East

Period - From 07/03/2023

to

06/03/2024

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	3 Muyan Cirt BURWOOD 3125	\$1,200,000	08/02/2024
2	1/278 Highbury Rd MOUNT WAVERLEY 3149	\$1,111,500	08/10/2023
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:

07/03/2024 13:01



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Property Type:

Divorce/Estate/Family Transfers

Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

07/03/2023 - 06/03/2024: \$1,287,000

Comparable Properties

3 Muyan Cirt BURWOOD 3125 (VG)

Agent Comments

4 0 -

Price: \$1,200,000

Method: Sale

Date: 08/02/2024

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Dwelling



1/278 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 3 2

Price: \$1,111,500

Method: Auction Sale

Date: 08/10/2023

Property Type: Townhouse (Res)
Land Size: 137 sqm approx

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.