

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 Leopold Street, Burwood VIC 3125

Indicative selling price

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

Range between

\$1,400,000

&

\$1,540,000

Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Burwood

Period - From

03/08/2024

to

01/02/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
22 Harrison Av, Burwood Vic	\$1,365,000	29/11/2024
12 Highbury Rd, Burwood Vic	\$1,435,000	07/12/2024
17 Morton Road Burwood	\$1,510,000	01/02/2025

This Statement of Information was prepared on:

03/02/2025