

# 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

103/362 Burwood Highway, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$600,000

### Median sale price

Median price

\$890,000

Property Type

Unit

Suburb

Burwood

Period - From

01/01/2025

to

31/03/2025

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 | 306/28 Foundation Blvd BURWOOD EAST 3151 | \$600,000 | 24/03/2025   |
| 2 | 303/362 Burwood Hwy BURWOOD 3125         | \$600,000 | 17/01/2025   |
| 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:

18/04/2025 10:10



2 2 1

Property Type: Apartment Agent

Comments

Built around 2022, the total area is approx.76.5sqm, including an internal area of approx.67.6sqm and a balcony area of 8.9sqm.

Indicative Selling Price

\$600,000

Median Unit Price

March quarter 2025: \$890,000

## Comparable Properties



306/28 Foundation Blvd BURWOOD EAST 3151 (REI)

Agent Comments

2 1 1

Price: \$600,000

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment



303/362 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$600,000

Method: Sale

Date: 17/01/2025

Property Type: Subdivided Flat - Single OYO Flat

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.