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	24a Royton Street, Burwood East Vic 3151
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,400,000	&	\$1,500,000
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Median sale price

Median price	\$1,289,000	Pro	perty Type	House		Suburb	Burwood East
Period - From	01/01/2024	to	31/12/2024		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	19 Northcote Cirt BURWOOD EAST 3151	\$1,550,000	05/10/2024
2	22 Rustic Av BURWOOD EAST 3151	\$1,400,000	06/09/2024
3	7 Mahogany Av BURWOOD EAST 3151	\$1,500,000	21/08/2024

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:	07/02/2025 13:06



Steven Zervas 0423767621 steven@heavyside.co





Property Type: House Land Size: 295 sqm approx

Agent Comments

Indicative Selling Price \$1,400,000 - \$1,500,000 **Median House Price** Year ending December 2024: \$1,289,000

Comparable Properties



19 Northcote Cirt BURWOOD EAST 3151 (REI/VG)

Price: \$1,550,000 Method: Auction Sale Date: 05/10/2024

Property Type: House (Res)

Agent Comments



22 Rustic Av BURWOOD EAST 3151 (REI)

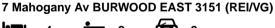
Price: \$1,400,000 Method: Private Sale Date: 06/09/2024 Property Type: House

Agent Comments









Price: \$1,500,000

Method: Sold Before Auction

Date: 21/08/2024

Property Type: House (Res)

Agent Comments

Account - Heavyside



