

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 24a Royton Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,289,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/02/2025 13:06

24a Royton Street, Burwood East Vic 3151

Steven Zervas
0423767621
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4 3.5 2

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)

[Agent Comments](#)

4 2 2

Price: \$1,550,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)



22 Rustic Av BURWOOD EAST 3151 (REI)

[Agent Comments](#)

4 2 1

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



7 Mahogany Av BURWOOD EAST 3151 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: House (Res)

Account - Heavyside



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