

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

203/115 Burwood Highway, Burwood East Vic 3151
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Indicative selling price

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

Range between

\$470,000

 &

\$510,000

Median sale price

Median price

\$581,000

 Property Type

Unit

 Suburb

Burwood East

Period - From

01/10/2024

 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	208A/399 Burwood Hwy BURWOOD 3125	\$470,000	16/12/2024
2	307A/399 Burwood Hwy BURWOOD 3125	\$475,000	17/09/2024
3	203/165 Middleborough Rd BOX HILL SOUTH 3128	\$500,000	26/08/2024

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:

30/01/2025 15:43



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



208A/399 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 16/12/2024

Property Type: Unit



307A/399 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 17/09/2024

Property Type: Apartment



203/165 Middleborough Rd BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 26/08/2024

Property Type: Townhouse (Res)