

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

1/19 Loudon Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,487,500

Property Type House

Suburb Burwood

Period - From 01/10/2024

to 30/09/2025

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	2/15 Edwards St BURWOOD 3125	\$1,306,000	01/11/2025
2	4/15 Edwards St BURWOOD 3125	\$1,401,000	20/09/2025
3	1/10 Spence St BURWOOD 3125	\$1,400,000	26/07/2025

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:

03/11/2025 16:22

1/19 Loudon Road, Burwood Vic 3125

Steven Zervas
0423767621
steven@heavyside.co



 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending September 2025: \$1,487,500

Comparable Properties



2/15 Edwards St BURWOOD 3125 (REI)

Agent Comments

 4  2  2

Price: \$1,306,000

Method: Auction Sale

Date: 01/11/2025

Property Type: Townhouse (Res)



4/15 Edwards St BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,401,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Townhouse (Res)



1/10 Spence St BURWOOD 3125 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,400,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Townhouse (Single)

Land Size: 267 sqm approx

Account - Heavyside



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