

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

1/23 PIPPIN AVENUE BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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 6 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

2/45-47 GREENWOOD STREET BURWOOD VIC 3125	\$1,100,000	15-Apr-25
438A SPRINGVALE ROAD FOREST HILL VIC 3131	\$1,130,000	26-Jul-25
3/27-29 RICHMOND STREET BLACKBURN SOUTH VIC 3130	\$1,083,000	09-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 26 August 2025



**2/45-47 GREENWOOD STREET
BURWOOD VIC 3125**

3 3 1

Sold Price

\$1,100,000

Sold Date

15-Apr-25

Distance

1.96km



**438A SPRINGVALE ROAD FOREST
HILL VIC 3131**

4 2 2

Sold Price

^{RS} **\$1,130,000**

Sold Date

26-Jul-25

Distance

1.9km



**3/27-29 RICHMOND STREET
BLACKBURN SOUTH VIC 3130**

3 2 2

Sold Price

^{RS} **\$1,083,000**

Sold Date

09-Aug-25

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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