

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

1/36 Ruby Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,316,250

Property Type House

Suburb Burwood East

Period - From 01/07/2024

to

30/06/2025

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	1/5 Anthony Ct BURWOOD EAST 3151	\$1,378,000	30/08/2025
2	3/4 Carmichael Ct GLEN WAVERLEY 3150	\$1,330,000	10/07/2025
3	15a Victor Cr FOREST HILL 3131	\$1,287,000	29/03/2025

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:

04/09/2025 17:02



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2025: \$1,316,250

Comparable Properties



1/5 Anthony Ct BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,378,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx



3/4 Carmichael Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,330,000
Method: Sold Before Auction
Date: 10/07/2025
Property Type: Townhouse (Res)
Land Size: 243 sqm approx



15a Victor Cr FOREST HILL 3131 (REI/VG)

Agent Comments



Price: \$1,287,000
Method: Auction Sale
Date: 29/03/2025
Property Type: Townhouse (Res)