

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

1/361 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,080,000

&

\$1,180,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Burwood East

Period - From 01/01/2025

to

31/03/2025

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	12B Tanner St GLEN WAVERLEY 3150	\$1,125,000	29/03/2025
2	1/47 Station St BURWOOD 3125	\$1,111,000	22/03/2025
3	3/16 Johnston St BURWOOD 3125	\$1,230,000	30/11/2024

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:

01/05/2025 10:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
March quarter 2025: \$1,265,000

Comparable Properties



12B Tanner St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 29/03/2025
Property Type: Townhouse (Single)
Land Size: 435 sqm approx



1/47 Station St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,111,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)
Land Size: 281 sqm approx



3/16 Johnston St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)