

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 BRONTE AVENUE BURWOOD VIC 3125

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

\$2,950,000

&

\$3,245,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,509,000

Property type

House

Suburb

Burwood

Period-from

01 Oct 2024

to

30 Sep 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 ORMISTON STREET MOUNT WAVERLEY VIC 3149

\$3,080,000

27-May-25

18 MAROONDAH ROAD ASHWOOD VIC 3147

\$2,880,000

07-Jun-25

31 STOTT STREET BOX HILL SOUTH VIC 3128

\$3,050,000

28-Jun-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: 15 October 2025



2 ORMISTON STREET MOUNT WAVERLEY VIC 3149

 4  4  3

Sold Price **\$3,080,000** Sold Date **27-May-25**

Distance **2.49km**



18 MAROONDAH ROAD ASHWOOD VIC 3147

 5  4  2

Sold Price **\$2,880,000** Sold Date **07-Jun-25**

Distance **2.18km**



31 STOTT STREET BOX HILL SOUTH VIC 3128

 5  5  2

Sold Price **\$3,050,000** Sold Date **28-Jun-25**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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