

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

104 ELEY ROAD 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Burwood East

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 TAINTON ROAD BURWOOD EAST VIC 3151	\$1,160,000	17-Jul-25
66 HOLLAND ROAD BLACKBURN SOUTH VIC 3130	\$1,180,000	16-Aug-25
38 SWAN STREET BLACKBURN SOUTH VIC 3130	\$1,200,000	16-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.~~

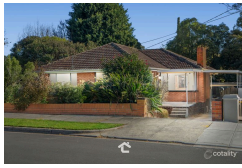
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2 TANTON ROAD BURWOOD EAST VIC 3151

 3  1  1

Sold Price

\$1,160,000

Sold Date

17-Jul-25

Distance

0.99km



66 HOLLAND ROAD BLACKBURN SOUTH VIC 3130

 3  1  -

Sold Price

^{RS} **\$1,180,000**

Sold Date

16-Aug-25

Distance

1.15km



38 SWAN STREET BLACKBURN SOUTH VIC 3130

 3  2  2

Sold Price

^{RS} **\$1,200,000**

Sold Date

16-Aug-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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