

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

11 Rothsay Avenue, Burwood VIC 3125

Indicative selling price

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

Range between

\$1,175,000

&

\$1,275,000

Median sale price

Median price

\$1,460,000

Property Type

House

Suburb

Burwood

Period - From

28/02/2025

to

31/08/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 11 Winton Street Burwood VIC 3125 | \$1,275,000 | 29/03/2025 |
| 16 Rees Street Burwood VIC 3125 | \$1,285,000 | 27/05/2025 |
| 334 Station Street Box Hill South VIC 3128 | \$1,200,000 | 14/06/2025 |

This Statement of Information was prepared on:

01/09/2025