

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

12 Weber Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,495,000

&

\$1,640,000

Median sale price

Median price

\$1,297,500

Property Type

House

Suburb

Burwood East

Period - From

19/05/2024

to

18/05/2025

Source

Property Data

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	2 Hilsea Ct MOUNT WAVERLEY 3149	\$1,520,000	10/05/2025
2	135 Blackburn Rd MOUNT WAVERLEY 3149	\$1,600,000	09/03/2025
3	9 Swayfield Rd MOUNT WAVERLEY 3149	\$1,580,000	21/12/2024

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:

19/05/2025 19:41



6 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,495,000 - \$1,640,000
Median House Price
19/05/2024 - 18/05/2025: \$1,297,500

Comparable Properties



2 Hilsea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 4

Price: \$1,520,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 957 sqm approx



135 Blackburn Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 3 3

Price: \$1,600,000
Method: Sold Before Auction
Date: 09/03/2025
Property Type: House (Res)
Land Size: 976 sqm approx



9 Swayfield Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

1 - -

Price: \$1,580,000
Method: Sale
Date: 21/12/2024
Property Type: House (Res)
Land Size: 840 sqm approx