# 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 betweer	n \$1,495,000		&		\$1,640,000			
Median sale price								
Median price	\$1,297,500	Pro	operty Type	Hou	ISE		Suburb	Burwood East
Period - From	19/05/2024	to	18/05/2025		So	urce	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.

Ade	dress 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









**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) 5 3 6 4 Price: \$1,520,000 Method: Auction Sale Date: 10/05/2025 Property Type: House (Res) Land Size: 957 sqm approx	Agent Comments
L des repres	135 Blackburn Rd MOUNT WAVERLEY 3149 (REI)   5 3   Price: \$1,600,000   Method: Sold Before Auction   Date: 09/03/2025   Property Type: House (Res)   Land Size: 976 sqm approx	Agent Comments
B40sqm Japarox Sall As Vacam Land	9 Swayfield Rd MOUNT WAVERLEY 3149 (VG) 1	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800



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