

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	14 Beddows Street, Burwood VIC 3125
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Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price	\$1,480,000	Property Type	House	Suburb	Burwood
Period - From	01/06/2025	to	30/11/2025	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
41 Cornfield Grove Box Hill South VIC 3128	\$1,542,000	22/11/2025
22 Meldan Street Burwood VIC 3125	\$1,511,000	22/11/2025
14 Puerta Street Burwood VIC 3125	\$1,500,000	11/09/2025

This Statement of Information was prepared on:

01/12/2025