

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

1520A BURWOOD HIGHWAY TECOMA VIC 3160

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$903,500

Property type

House

Suburb

Tecoma

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

8 GUMS AVENUE BELGRAVE VIC 3160	\$1,100,000	30-Jan-25
14 MORRIS ROAD UPWEY VIC 3158	\$1,300,000	25-Apr-25
36 MATSON DRIVE UPWEY VIC 3158	\$1,210,000	08-Nov-24

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.~~

This Statement of Information was prepared on: 03 May 2025

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8 GUMS AVENUE BELGRAVE VIC 3160

Sold Price

\$1,100,000

Sold Date

30-Jan-25



4



2



2

Distance

0.62km



14 MORRIS ROAD UPWEY VIC 3158

Sold Price

^{RS}

\$1,300,000

Sold Date

25-Apr-25



3



2



2

Distance

1.07km



36 MATSON DRIVE UPWEY VIC 3158

Sold Price

\$1,210,000

Sold Date

08-Nov-24



4



2



4

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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