

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

16 Sandowen Avenue, Burwood East VIC 3151

Indicative selling price

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

Range between

\$1,250,000

&

\$1,375,000

Median sale price

Median price

\$1,280,000

Property Type

House

Suburb

Burwood East

Period - From

04/12/2024

to

03/06/2025

Source

core_logic

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
1 Bellevue Avenue Burwood East VIC 3151	\$1,335,000	31/05/2025
6 Lana Street Blackburn South VIC 3130	\$1,210,000	24/05/2025
45 Lindisfarne Drive Burwood East VIC 3151	\$1,320,000	26/05/2025

This Statement of Information was prepared on:

04/06/2025