

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

179 Highbury Road, Burwood Vic 3125

Indicative selling price

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

Single price

\$1,320,000

Median sale price

Median price

\$1,487,500

Property Type

House

Suburb

Burwood

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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	59 Elgar Rd BURWOOD 3125	\$1,450,000	11/11/2025
2	6 Kilsyth Av BURWOOD 3125	\$1,361,000	08/11/2025
3	5 Andrews St BURWOOD 3125	\$1,405,000	29/10/2025

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:

20/11/2025 16:28

179 Highbury Road, Burwood Vic 3125

Steven Zervas
0423767621
steven@heavyside.co



6 2 2

Property Type: House (Res)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000

Median House Price
Year ending September 2025: \$1,487,500

Comparable Properties



59 Elgar Rd BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,450,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House
Land Size: 605 sqm approx



6 Kilsyth Av BURWOOD 3125 (REI)

Agent Comments

4 1 1

Price: \$1,361,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 609 sqm approx



5 Andrews St BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,405,000
Method: Sold Before Auction
Date: 29/10/2025
Property Type: House (Res)
Land Size: 665 sqm approx

Account - Heavyside



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