

## 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

18 FREEMAN AVENUE BURNSIDE VIC 3023

### Indicative selling price

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

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Burnside

Period-from

01 Feb 2024

to

31 Jan 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 38 PERKINS GROVE BURNSIDE VIC 3023  | \$790,000 | 27-Nov-24 |
| 61 FYDLER AVENUE BURNSIDE VIC 3023  | \$750,000 | 11-Nov-24 |
| 19 PILBARA AVENUE BURNSIDE VIC 3023 | \$790,000 | 14-Jan-25 |

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: 25 February 2025



**38 PERKINS GROVE BURNSIDE VIC 3023**

Sold Price

**\$790,000**

Sold Date **27-Nov-24**

4 2 2

Distance **0.96km**



**61 FYDLER AVENUE BURNSIDE VIC 3023**

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **11-Nov-24**

4 2 2

Distance **0.83km**



**19 PILBARA AVENUE BURNSIDE VIC 3023**

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **14-Jan-25**

4 2 2

Distance **0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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