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	2/24 Wridgway Avenue, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,100,000	&	\$1,210,000
---------------------------	---	-------------

Median sale price

Median price	\$1,100,000	Pro	perty Type To	wnhouse]	Suburb	Burwood
Period - From	22/10/2024	to	21/10/2025	So	ource	Property	v Data

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 2b Eyre St BURWOOD 3125 \$1,180,000 09/10/2025

2	3/2 Alder St BURWOOD 3125	\$1,192,000	30/08/2025
3	5/45-47 Greenwood St BURWOOD 3125	\$1,255,000	16/08/2025

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:	22/10/2025 22:39













Property Type: Townhouse

Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 **Median Townhouse Price** 22/10/2024 - 21/10/2025: \$1,100,000

Comparable Properties



2b Eyre St BURWOOD 3125 (REI)

Price: \$1,180,000

Method: Sold Before Auction

Date: 09/10/2025

Property Type: House (Res) Land Size: 249 sqm approx

Agent Comments



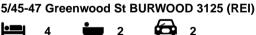
3/2 Alder St BURWOOD 3125 (REI)



Agent Comments

Price: \$1,192,000 Method: Auction Sale Date: 30/08/2025

Property Type: Townhouse (Res) Land Size: 207 sqm approx



Agent Comments

Price: \$1,255,000 Method: Auction Sale Date: 16/08/2025

Property Type: House (Res) Land Size: 312 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.