

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

2/24 Wridgway Avenue, Burwood Vic 3125

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

Property Type

Townhouse

Suburb

Burwood

Period - From

22/10/2024

to

21/10/2025

Source

Property 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



4 3 2

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)

Agent Comments

3 3 2

Price: \$1,180,000

Method: Sold Before Auction

Date: 09/10/2025

Property Type: House (Res)

Land Size: 249 sqm approx



3/2 Alder St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,192,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)

Land Size: 207 sqm approx



5/45-47 Greenwood St BURWOOD 3125 (REI)

Agent Comments

4 2 2

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



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