

# 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

2/25 Roslyn Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Burwood

Period - From

01/10/2024

to

31/12/2024

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	6/38 Livingstone CI BURWOOD 3125	\$720,000	11/11/2024
2	1/2-4 Haig St BURWOOD 3125	\$730,000	28/08/2024
3			

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:

23/01/2025 13:55

2/25 Roslyn Street, Burwood Vic 3125

Tim Heavyside  
94703390  
0403020404  
tim@heavyside.co



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Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$700,000 - \$770,000  
Median Unit Price  
December quarter 2024: \$735,000

## Comparable Properties

6/38 Livingstone Cl BURWOOD 3125 (VG)

Agent Comments

2 - -

Price: \$720,000  
Method: Sale  
Date: 11/11/2024  
Property Type: Flat/Unit/Apartment (Res)



1/2-4 Haig St BURWOOD 3125 (REI)

Agent Comments

2 1 2

Price: \$730,000  
Method: Private Sale  
Date: 28/08/2024  
Property Type: Townhouse (Res)

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.

Account - Heavyside



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