

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

2/3 WRIDGWAY AVENUE BURWOOD VIC 3125

Indicative selling price

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

Single Price

or range
between

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Burwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

3/5 RENOWN STREET BURWOOD VIC 3125	\$825,000	26-Jul-25
2/9 EDWARDS STREET BURWOOD VIC 3125	\$792,000	29-Mar-25
6/38 LIVINGSTONE CLOSE BURWOOD VIC 3125	\$740,000	05-Jun-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 August 2025



3/5 RENOWN STREET BURWOOD VIC 3125

Sold Price

^{RS}
\$825,000

Sold Date

26-Jul-25
 2

 1

 1

Distance

0.13km


2/9 EDWARDS STREET BURWOOD VIC 3125

Sold Price

\$792,000

Sold Date

29-Mar-25
 2

 1

 1

Distance

1.87km


6/38 LIVINGSTONE CLOSE BURWOOD VIC 3125

Sold Price

\$740,000

Sold Date

05-Jun-25
 2

 1

 2

Distance

1.65km
RS = Recent sale

UN = Undisclosed Sale

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