

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

22 Bonview Crescent, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,316,250

Property Type House

Suburb Burwood East

Period - From 01/07/2024

to

30/06/2025

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 | 1 Benwerrin Dr BURWOOD EAST 3151 | \$1,090,000 | 03/06/2025 |
| 2 | 59 Robinlee Av BURWOOD EAST 3151 | \$1,138,000 | 15/03/2025 |
| 3 | 222 Canterbury Rd BLACKBURN SOUTH 3130 | \$1,070,000 | 14/03/2025 |

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:

11/08/2025 09:26



3 1 2

Property Type: House

Land Size: 617 sqm approx

Agent Comments

Comparable Properties



1 Benwerrin Dr BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,090,000

Method: Private Sale

Date: 03/06/2025

Property Type: House

Land Size: 567 sqm approx



59 Robinlee Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,138,000

Method: Private Sale

Date: 15/03/2025

Property Type: House

Land Size: 580 sqm approx



222 Canterbury Rd BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 1 2

Price: \$1,070,000

Method: Private Sale

Date: 14/03/2025

Property Type: House

Land Size: 646 sqm approx