

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

220 Mahoneys Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,011,000

Property Type Townhouse

Suburb Burwood East

Period - From 12/06/2024

to

11/06/2025

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 | 2/32 Longbrae Av FOREST HILL 3131 | \$1,000,000 | 08/05/2025 |
| 2 | 2/39 Bond Av BLACKBURN SOUTH 3130 | \$1,010,000 | 12/12/2024 |
| 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:

12/06/2025 15:27



6

Rooms: 8
Property Type: House
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Townhouse Price
12/06/2024 - 11/06/2025: \$1,011,000

Comparable Properties



2/32 Longbrae Av FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 250 sqm approx



2/39 Bond Av BLACKBURN SOUTH 3130 (REI/VG)

Agent Comments

3 2 1

Price: \$1,010,000
Method: Auction Sale
Date: 12/12/2024
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.