

# 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

24a Royton Street, Burwood East Vic 3151

### Indicative selling price

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

Single price

\$1,549,000

### Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Burwood East

Period - From

01/04/2025

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	2 Sartori St BURWOOD EAST 3151	\$1,561,000	19/07/2025
2	20 Rustic Av BURWOOD EAST 3151	\$1,508,000	18/05/2025
3	25 Northcote Cirt BURWOOD EAST 3151	\$1,547,000	22/03/2025

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:

22/07/2025 13:51

24a Royton Street, Burwood East Vic 3151

Steven Zervas  
0423767621  
steven@heavyside.co



4 3 2

**Property Type:** House  
**Land Size:** 295 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,549,000

**Median House Price**  
June quarter 2025: \$1,335,000

## Comparable Properties



**2 Sartori St BURWOOD EAST 3151 (REI)**

**Agent Comments**

4 3 2

**Price:** \$1,561,000  
**Method:** Auction Sale  
**Date:** 19/07/2025  
**Property Type:** House  
**Land Size:** 341 sqm approx



**20 Rustic Av BURWOOD EAST 3151 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,508,000  
**Method:** Sold Before Auction  
**Date:** 18/05/2025  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx



**25 Northcote Cirt BURWOOD EAST 3151 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,547,000  
**Method:** Auction Sale  
**Date:** 22/03/2025  
**Property Type:** House (Res)

**Account - Heavyside**



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