

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

28 Ballantyne Street, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,326,500

Property Type

House

Suburb

Burwood East

Period - From

01/10/2024

to

30/09/2025

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	48 Ballantyne St BURWOOD EAST 3151	\$1,005,000	29/08/2025
2	2 Tainton Rd BURWOOD EAST 3151	\$1,160,000	16/07/2025
3	31 Robinlee Av BURWOOD EAST 3151	\$1,255,000	25/04/2025

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:

13/10/2025 10:46



 3  1  2

Property Type: House
Land Size: 674 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending September 2025: \$1,326,500

Comparable Properties



48 Ballantyne St BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,005,000
Method: Sold Before Auction
Date: 29/08/2025
Property Type: House
Land Size: 535 sqm approx



2 Tainton Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,160,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: House (Res)
Land Size: 582 sqm approx



31 Robinlee Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,255,000
Method: Private Sale
Date: 25/04/2025
Property Type: House
Land Size: 585 sqm approx

Account - Barry Plant | P: 03 9874 3355