

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

3/22 Scott Grove, Burwood VIC 3125

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

\$799,500

Property Type

Unit

Suburb

Burwood

Period - From

08/01/2025

to

07/07/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/26 Lavidge Road Ashwood VIC 3147	\$1,091,000	14/03/2025
2/22 Edwards Street Burwood VIC 3125	\$1,162,000	29/03/2025
11 Carmody Street Burwood VIC 3125	\$1,230,000	03/07/2025

This Statement of Information was prepared on:

08/07/2025