

## 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 SUGARLOAF CLOSE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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 6 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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 1/46 BONVIEW CRESCENT BURWOOD EAST VIC 3151   | \$900,000 | 28-Jun-25 |
| 7/22 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151 | \$781,000 | 12-Apr-25 |
|                                               |           |           |

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 6 months.

This Statement of Information was prepared on: 04 August 2025



**1/46 BONVIEW CRESCENT  
BURWOOD EAST VIC 3151**

 3  1  1

Sold Price

<sup>RS</sup> **\$900,000**

Sold Date

**28-Jun-25**

Distance

**1.14km**



**7/22 MIDDLEBOROUGH ROAD  
BURWOOD EAST VIC 3151**

 3  1  2

Sold Price

**\$781,000**

Sold Date

**12-Apr-25**

Distance

**0.73km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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