

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

33 RUSTIC AVENUE BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,295,000

Property type

House

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

2A IVY STREET BURWOOD VIC 3125	\$1,670,000	12-Apr-25
48 BEGONIA STREET BOX HILL SOUTH VIC 3128	\$1,611,000	03-May-25
24 CLANBRAE AVENUE BURWOOD VIC 3125	\$1,505,000	03-May-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: 20 August 2025



2A IVY STREET BURWOOD VIC 3125

 5  3  1

Sold Price

\$1,670,000

Sold Date

12-Apr-25

Distance

0.86km



48 BEGONIA STREET BOX HILL SOUTH VIC 3128

 5  3  2

Sold Price

\$1,611,000

Sold Date

03-May-25

Distance

1.99km



24 CLANBRAE AVENUE BURWOOD VIC 3125

 5  3  1

Sold Price

^{RS} **\$1,505,000**

Sold Date

03-May-25

Distance

1.01km

RS = Recent sale

UN = Undisclosed Sale

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