

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

4/15 EDWARDS STREET BURWOOD VIC 3125

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

Other

Suburb

Burwood

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

1/37 ASHWOOD DRIVE ASHWOOD VIC 3147	\$1,263,000	14-May-25
1/18 CADORNA STREET BOX HILL SOUTH VIC 3128	\$1,201,000	05-Apr-25
2/18 CORNELL STREET CAMBERWELL VIC 3124	\$1,220,000	26-Jul-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: 13 August 2025



**1/37 ASHWOOD DRIVE ASHWOOD
VIC 3147**

Sold Price

\$1,263,000

Sold Date

14-May-25



3



3



2

Distance

1.03km



**1/18 CADORNA STREET BOX HILL
SOUTH VIC 3128**

Sold Price

\$1,201,000

Sold Date

05-Apr-25



3



2



2

Distance

1.3km



**2/18 CORNELL STREET
CAMBERWELL VIC 3124**

Sold Price

^{RS}

\$1,220,000

Sold Date

26-Jul-25



3



2



2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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