

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

4/411-413 Highbury Road, Burwood Vic 3125

Indicative selling price

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

Range between \$795,000 & \$850,000

Median sale price

Median price \$1,100,000 Property Type Townhouse Suburb Burwood

Period - From 30/04/2024 to 29/04/2025 Source Property Data

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	3/342 Burwood Hwy BURWOOD 3125	\$885,000	05/04/2025
2	1/411-413 Highbury Rd BURWOOD 3125	\$903,000	22/03/2025
3			

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: 30/04/2025 16:15



3 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$795,000 - \$850,000
Median Townhouse Price
30/04/2024 - 29/04/2025: \$1,100,000

Comparable Properties



3/342 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



1/411-413 Highbury Rd BURWOOD 3125 (REI)

Agent Comments

3 2 1

Price: \$903,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)

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.