

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

5 ANDREWS 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Burwood

Period-from

01 Oct 2024

to

30 Sep 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

9 SPARKS AVENUE BURWOOD VIC 3125	\$1,350,000	16-Aug-25
16 REES STREET BURWOOD VIC 3125	\$1,285,000	27-May-25
26 WINTON STREET BURWOOD VIC 3125	\$1,275,000	06-Sep-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: 01 October 2025

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9 SPARKS AVENUE BURWOOD VIC 3125 Sold Price ^{RS} \$1,350,000 Sold Date 16-Aug-25

 5 2 2

Distance 0.62km



16 REES STREET BURWOOD VIC 3125	Sold Price	\$1,285,000	Sold Date	27-May-25
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 3 1 1

Distance 0.67km



26 WINTON STREET BURWOOD VIC 3125 Sold Price ^{RS}\$1,275,000 Sold Date 06-Sep-25

 5  2  2

Distance 0.64km

RS = Recent sale UN = Undisclosed Sale

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