

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 BRICK LANE 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Burwood East

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

3 HOTHAM RETREAT BURWOOD EAST VIC 3151	\$990,000	09-Oct-25
2/60-64 FOCH STREET BOX HILL SOUTH VIC 3128	\$952,000	02-May-25
4/411-413 HIGHBURY ROAD BURWOOD VIC 3125	\$838,000	16-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: 26 October 2025



3 HOTHAM RETREAT BURWOOD EAST VIC 3151

3 2 1

Sold Price

^{RS} **\$990,000** Sold Date **09-Oct-25**

Distance **1.03km**



2/60-64 FOCH STREET BOX HILL SOUTH VIC 3128

3 2 1

Sold Price

\$952,000 Sold Date **02-May-25**

Distance **1.56km**



4/411-413 Highbury Road BURWOOD VIC 3125

3 2 2

Sold Price

\$838,000 Sold Date **16-May-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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