

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 NURSERY WAY 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Burwood

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

2/26 LAVIDGE ROAD ASHWOOD VIC 3147	\$1,091,000	15-Mar-25
1/20 CUMMING STREET BURWOOD VIC 3125	\$1,120,000	25-Mar-25
2/59 CLEVELAND ROAD ASHWOOD VIC 3147	\$1,185,000	03-Mar-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: 29 April 2025



**2/26 LAVIDGE ROAD ASHWOOD
VIC 3147**

Sold Price ^{RS} **\$1,091,000** ^{UN} Sold Date **15-Mar-25**

 3  2  1

Distance **1.48km**



**1/20 CUMMING STREET BURWOOD
VIC 3125**

Sold Price ^{RS} **\$1,120,000** ^{UN} Sold Date **25-Mar-25**

 4  4  2

Distance **1.54km**



**2/59 CLEVELAND ROAD
ASHWOOD VIC 3147**

Sold Price ^{RS} **\$1,185,000** Sold Date **03-Mar-25**

 4  2  1

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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