## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address Including suburb and postcode	56 Montpellier Road, Burwood VIC 3125

#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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#### Median sale price

Median price	\$1,509,000	Pro	operty Type Ho	use	5	Suburb	Burwood
Period - From	29/04/2025	to	28/10/2025	Sou	urce	Cotality	гм

#### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
1 Maiden Court Burwood VIC 3125	\$1,692,000	13/09/2025
23b Montpellier Rd BURWOOD 3125 VIC	\$1,530,500	09/08/2025

This Statement of Information was prepared on:	29/10/2025

