Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	88 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023				
Indicative selling price For the meaning of this price	e see consumer.vic.gov.au/underquo	ting (*Delete single price	or range as	applicable)	
Single Price	or rai	3 1 USU UUU	&	\$1,150,000	
Median sale price (*Delete house or unit as an	nlicable)				

Median Price	\$748,000	Prop	erty type		House	Suburb	Burnside Heights
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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

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	
17 MANNY PAUL CIRCUIT BURNSIDE HEIGHTS VIC 3023	\$1,112,500	24-Sep-25	

OR

В* 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: 23 October 2025

