

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

4-bedrooms, 3.5-bathrooms, 2-retreats, double car garage brand new completed home on 799sqm of land (Approx) and internal size of 396 (approx)
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

\$2,980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,281,525

Property type

House

Suburb

Burwood East

Period-from

01 Jul 2024

to

30 Jun 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

11 TILLER STREET BURWOOD EAST VIC 3151	\$2,988,000	30-May-24
57 BENWERRIN DRIVE BURWOOD EAST VIC 3151	\$2,880,000	16-Oct-24
34 CARVER STREET BURWOOD EAST VIC 3151	\$3,014,000	22-Jun-24

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: 24 July 2025



11 TILLER STREET BURWOOD EAST VIC 3151 Sold Price

\$2,988,000 Sold Date **30-May-24**

 4  5  2

Distance **0.52km**



57 BENWERRIN DRIVE BURWOOD EAST VIC 3151 Sold Price

\$2,880,000 Sold Date **16-Oct-24**

 5  5  2

Distance **0.84km**



34 CARVER STREET BURWOOD EAST VIC 3151 Sold Price

\$3,014,000 Sold Date **22-Jun-24**

 3  5  2

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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