

# 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 Duband Street, Burwood East Vic 3151

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$990,000

&

\$1,089,000

### Median sale price

Median price \$1,335,000

Property Type House

Suburb Burwood East

Period - From 01/04/2025

to

30/06/2025

Source REIV

### 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 six 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
1	2 Tainton Rd BURWOOD EAST 3151	\$1,160,000	16/07/2025
2	23 Husband Rd FOREST HILL 3131	\$1,065,000	24/05/2025
3	13 Ruby St BURWOOD EAST 3151	\$1,082,000	22/02/2025

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 six months.~~

This Statement of Information was prepared on:

26/07/2025 16:18

4 Duband Street, Burwood East Vic 3151

JellisCraig

Michael Ganavas

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**Indicative Selling Price**

\$990,000 - \$1,089,000

**Median House Price**

June quarter 2025: \$1,335,000



3 1 2

**Property Type:** Strata Unit/Flat

**Land Size:** 588 sqm approx

Agent Comments

## Comparable Properties



**2 Tainton Rd BURWOOD EAST 3151 (REI)**

Agent Comments

3 1 1

**Price:** \$1,160,000

**Method:** Sold Before Auction

**Date:** 16/07/2025

**Property Type:** House (Res)

**Land Size:** 582 sqm approx



**23 Husband Rd FOREST HILL 3131 (REI)**

Agent Comments

3 1 2

**Price:** \$1,065,000

**Method:** Auction Sale

**Date:** 24/05/2025

**Property Type:** House (Res)

**Land Size:** 615 sqm approx



**13 Ruby St BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,082,000

**Method:** Auction Sale

**Date:** 22/02/2025

**Property Type:** House (Res)

**Land Size:** 581 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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