

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

1/389 BURWOOD HIGHWAY 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

\$810,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,500

Property type

Unit

Suburb

Burwood

Period-from

25 Dec 2024

to

25 Jun 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

2/117 STATION STREET BURWOOD VIC 3125	\$800,000	29-Mar-25
1/147 Highbury Road Burwood VIC 3125	\$835,000	07-Jun-25
1/101 STATION STREET BURWOOD VIC 3125	\$950,000	20-Feb-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: 25 June 2025