

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

2/368 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$1,066,500

Property Type

Townhouse

Suburb

Burwood

Period - From

30/07/2024

to

29/07/2025

Source

Property Data

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	1/117 Station St BURWOOD 3125	\$805,000	28/06/2025
2	7/22 Middleborough Rd BURWOOD EAST 3151	\$781,000	12/04/2025
3	2/372 Burwood Hwy BURWOOD 3125	\$730,000	21/03/2025

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:

30/07/2025 14:26

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Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

30/07/2024 - 29/07/2025: \$1,066,500



3 2 1

Property Type: Townhouse (Res)

Land Size: 145 sqm approx

Agent Comments

Comparable Properties



1/117 Station St BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$805,000

Method: Private Sale

Date: 28/06/2025

Property Type: Unit



7/22 Middleborough Rd BURWOOD EAST 3151 (VG)

Agent Comments

3 - -

Price: \$781,000

Method: Sale

Date: 12/04/2025

Property Type: Flat/Unit/Apartment (Res)



2/372 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments

3 2 1

Price: \$730,000

Method: Private Sale

Date: 21/03/2025

Property Type: Townhouse (Single)

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



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