

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

33 De Burgh Road, Drysdale Vic 3222

### Indicative selling price

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

Range between \$849,000 & \$899,000

### Median sale price

Median price

\$716,250

Property Type

House

Suburb

Drysdale

Period - From

01/01/2025

to

31/03/2025

Source

REIV

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	16-18 Eaglesnest Dr CURLEWIS 3222	\$880,000	06/02/2025
2	15 Waterhaven Blvd DRYSDALE 3222	\$850,000	02/11/2024
3	7 Glengarry Ct DRYSDALE 3222	\$890,000	03/07/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

24/06/2025 14:55



5 2 2

**Property Type:** House  
**Land Size:** 825 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$849,000 - \$899,000  
**Median House Price**  
March quarter 2025: \$716,250

## Comparable Properties



**16-18 Eaglesnest Dr CURLEWIS 3222 (REI)**

**Agent Comments**

4 2 2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 06/02/2025  
**Property Type:** House  
**Land Size:** 567 sqm approx



**15 Waterhaven Blvd DRYSDALE 3222 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 02/11/2024  
**Property Type:** House  
**Land Size:** 586 sqm approx



**7 Glengarry Ct DRYSDALE 3222 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 03/07/2024  
**Property Type:** House  
**Land Size:** 711 sqm approx