

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

32 Range Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

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	3 Bellevue Av BURWOOD EAST 3151	\$1,090,000	12/04/2025
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:

22/07/2025 13:58

32 Range Road, Burwood East Vic 3151



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4 1 0

Rooms: 5
Property Type: House
Land Size: 359 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2025: \$1,335,000

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



3 Bellevue Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 2 1

Price: \$1,090,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 352 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 - IHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822



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