

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

22 Cookson Way, Burwood Vic 3125

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Burwood

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 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	4 Burn Nar Look Dr BURWOOD 3125	\$1,050,000	20/05/2025
2	1/47 Station St BURWOOD 3125	\$1,111,000	22/03/2025
3	2/26 Lavidge Rd ASHWOOD 3147	\$1,091,000	14/03/2025

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:

12/06/2025 23:55



Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

March quarter 2025: \$1,535,000

Comparable Properties



4 Burn Nar Look Dr BURWOOD 3125 (REI)

Agent Comments

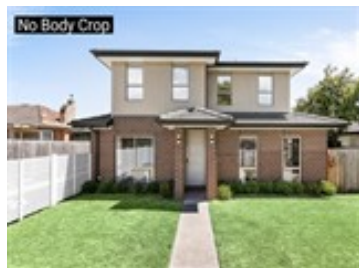


Price: \$1,050,000

Method: Expression of Interest

Date: 20/05/2025

Property Type: Townhouse (Res)



1/47 Station St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,111,000

Method: Auction Sale

Date: 22/03/2025

Property Type: Townhouse (Res)

Land Size: 281 sqm approx



2/26 Lavidge Rd ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,091,000

Method: Sold Before Auction

Date: 14/03/2025

Property Type: Townhouse (Res)