

# 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

6 Tea Tree Lane, Burwood Vic 3125

### Indicative selling price

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

Range between

\$600,000

&

\$660,000

### Median sale price

Median price

\$806,000

Property Type

Unit

Suburb

Burwood

Period - From

01/07/2024

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	6 Yellow Box La BURWOOD 3125	\$680,000	28/05/2025
2	1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149	\$670,000	04/04/2025
3	201/25 Trent St GLEN IRIS 3146	\$610,000	28/03/2025

**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:

14/07/2025 15:43



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
Year ending June 2025: \$806,000

## Comparable Properties



**6 Yellow Box La BURWOOD 3125 (REI)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Sold Before Auction  
**Date:** 28/05/2025  
**Property Type:** Townhouse (Res)



**1/112-114 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Sold Before Auction  
**Date:** 04/04/2025  
**Property Type:** Unit



**201/25 Trent St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**



**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** Apartment

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222