

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

3/16 WRIDGWAY AVENUE BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

\$803,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,500

Property type

Unit

Suburb

Burwood

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

2/9 EDWARDS STREET BURWOOD VIC 3125	\$792,000	29-Mar-25
2/9-11 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128	\$820,000	21-Mar-25
3/77 HAIG STREET BOX HILL SOUTH VIC 3128	\$745,000	03-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 10 July 2025



2/9 EDWARDS STREET BURWOOD VIC 3125

Sold Price

\$792,000

Sold Date

29-Mar-25

 2

 1

 1

Distance

1.8km



2/9-11 GRANDVIEW ROAD BOX HILL SOUTH VIC 3128

Sold Price

\$820,000

Sold Date

21-Mar-25

 2

 2

 2

Distance

1.83km



3/77 HAIG STREET BOX HILL SOUTH VIC 3128

Sold Price

\$745,000

Sold Date

03-Jun-25

 2

 1

 2

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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