

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

21 CRICK WALK BURWOOD EAST VIC 3151

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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,281,525

Property type

House

Suburb

Burwood East

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

| | | |
|---|-------------|-----------|
| 20 RUSTIC AVENUE BURWOOD EAST VIC 3151 | \$1,508,000 | 19-May-25 |
| 3 DOROTHY STREET BURWOOD EAST VIC 3151 | \$1,326,500 | 31-May-25 |
| 16 BLUESTONE AVENUE BURWOOD EAST VIC 3151 | \$1,237,000 | 29-Mar-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: 14 July 2025



20 RUSTIC AVENUE BURWOOD EAST VIC 3151

4 2 2

Sold Price

\$1,508,000

Sold Date

19-May-25

Distance

0km



3 DOROTHY STREET BURWOOD EAST VIC 3151

4 3 2

Sold Price

^{RS} **\$1,326,500**

Sold Date

31-May-25

Distance

0.91km



16 BLUESTONE AVENUE BURWOOD EAST VIC 3151

4 2 2

Sold Price

^{RS} **\$1,237,000**

Sold Date

29-Mar-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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