

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

45 Crow Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	16 Sandown Av BURWOOD EAST 3151	\$1,420,000	26/07/2025
2	5 Edgewood Av BURWOOD EAST 3151	\$1,391,000	26/07/2025
3	64 Crow St BURWOOD EAST 3151	\$1,378,000	29/03/2025

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:

28/07/2025 11:09

Christine Bafas

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2025: \$1,335,000



5 3 2

Property Type: House

Land Size: 628 sqm approx

Agent Comments

Comparable Properties



16 Sandown Av BURWOOD EAST 3151 (REI)

Agent Comments

4 1 2

Price: \$1,420,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 657 sqm approx



5 Edgewood Av BURWOOD EAST 3151 (REI)

Agent Comments

4 1 1

Price: \$1,391,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)



64 Crow St BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,378,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 575 sqm approx

Account - Jellis Craig | P: (03) 9908 5700