

## 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

25 PILBARA AVENUE BURNSIDE VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Burnside

Period-from

01 Jun 2024

to

31 May 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

7 MILANO ROAD BURNSIDE VIC 3023	\$1,050,000	17-Dec-24
7 MONTMARTE BOULEVARD BURNSIDE VIC 3023	\$1,050,000	15-Apr-25
176 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023	\$1,050,000	23-Apr-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 June 2025



## 7 MILANO ROAD BURNSIDE VIC 3023

 5  4  2

Sold Price

**\$1,050,000**

Sold Date

**17-Dec-24**

Distance

**0.4km**



## 7 MONTMARTE BOULEVARD BURNSIDE VIC 3023

 5  3  2

Sold Price

Sold Date

**15-Apr-25**

Distance

**0.43km**



## 176 TENTERFIELD DRIVE BURNSIDE HEIGHTS VIC 3023

 4  2  2

Sold Price

<sup>RS</sup> **\$1,050,000**

Sold Date

**23-Apr-25**

Distance

**1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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