

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

### 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

3 DOROTHY STREET BURWOOD EAST VIC 3151	\$1,326,500	31-May-25
1/9 PEAR COURT BURWOOD EAST VIC 3151	\$1,275,000	30-Apr-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: 28 July 2025



## 3 DOROTHY STREET BURWOOD EAST VIC 3151

4 3 2

Sold Price

<sup>RS</sup>

**\$1,326,500**

Sold Date

**31-May-25**

Distance

**0.91km**



## 1/9 PEAR COURT BURWOOD EAST VIC 3151

4 2 2

Sold Price

**\$1,275,000**

Sold Date

**30-Apr-25**

Distance

**1.36km**



## 16 BLUESTONE AVENUE BURWOOD EAST VIC 3151

4 2 2

Sold Price

<sup>RS</sup>

**\$1,237,000**

Sold Date

**29-Mar-25**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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