

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

80 Roslyn Street, Burwood Vic 3125

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,367,250

Property Type

House

Suburb

Burwood

Period - From

01/04/2026

to

30/06/2026

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	24 Waratah Av BURWOOD 3125	\$1,342,000	12/09/2026
2	43 Carlyle St ASHWOOD 3147	\$1,275,000	07/09/2026
3	36 McIntyre St BURWOOD 3125	\$1,212,000	02/05/2026

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:

15/09/2026 11:11



3 2 2

Rooms: 6

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000

Median House Price

June quarter 2026: \$1,367,250

Comparable Properties



24 Waratah Av BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,342,000

Method: Auction Sale

Date: 12/09/2026

Property Type: House (Res)

Land Size: 674 sqm approx



43 Carlyle St ASHWOOD 3147 (REI)

Agent Comments

3 1 2

Price: \$1,275,000

Method: Private Sale

Date: 07/09/2026

Property Type: House

Land Size: 710 sqm approx



36 McIntyre St BURWOOD 3125 (REI)

Agent Comments

3 1 3

Price: \$1,212,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 766 sqm approx

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