

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

10 NORTHCOTE CIRCUIT 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

\$1,100,000

&

\$1,200,000

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

1/19 FARLEIGH AVENUE BURWOOD VIC 3125	\$1,281,000	14-Jun-25
2/308 HIGHBURY ROAD MOUNT WAVERLEY VIC 3149	\$1,210,000	14-Jun-25
3/2 PHEASANT STREET BURWOOD VIC 3125	\$1,131,000	28-Jun-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



**1/19 FARLEIGH AVENUE
BURWOOD VIC 3125**

 3  3  2

Sold Price

^{RS}

\$1,281,000

Sold Date

14-Jun-25

Distance

1.15km



**2/308 Highbury Road Mount
Waverley VIC 3149**

 3  2  2

Sold Price

^{RS}

\$1,210,000

Sold Date

14-Jun-25

Distance

1.22km



**3/2 PHEASANT STREET BURWOOD
VIC 3125**

 3  2  1

Sold Price

^{RS}

\$1,131,000

^{UN}

Sold Date

28-Jun-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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