

# 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

1 Wallace Road, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,535,000 Property Type House Suburb Burwood

Period - From 01/01/2025 to 31/03/2025 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	105 Parer St BURWOOD 3125	\$1,611,500	12/04/2025
2	1a Donald Rd BURWOOD 3125	\$1,530,000	04/03/2025
3	10 Iris St BURWOOD 3125	\$1,580,888	14/02/2025

**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:

16/04/2025 09:37



4   2   2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 658 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
March quarter 2025: \$1,535,000

## Comparable Properties



**105 Parer St BURWOOD 3125 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,611,500  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**1a Donald Rd BURWOOD 3125 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,530,000  
**Method:** Private Sale  
**Date:** 04/03/2025  
**Property Type:** House  
**Land Size:** 649 sqm approx



**10 Iris St BURWOOD 3125 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$1,580,888  
**Method:** Sold Before Auction  
**Date:** 14/02/2025  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511