

## 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

11 BALLANTYNE STREET 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,280,000

Property type

House

Suburb

Burwood East

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 LOEMAN COURT BURWOOD EAST VIC 3151	\$1,246,000	19-Mar-25
29 PICKFORD STREET BURWOOD EAST VIC 3151	\$1,200,000	07-Dec-24
6 MANOOKA STREET BURWOOD EAST VIC 3151	\$1,170,000	26-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: 04 June 2025



## 7 LOEMAN COURT BURWOOD EAST VIC 3151

4 2 2

Sold Price <sup>RS</sup> **\$1,246,000** Sold Date **19-Mar-25**

Distance **1.21km**



## 29 PICKFORD STREET BURWOOD EAST VIC 3151

4 2 2

Sold Price **\$1,200,000** Sold Date **07-Dec-24**

Distance **0.1km**



## 6 MANOOKA STREET BURWOOD EAST VIC 3151

4 2 2

Sold Price **\$1,170,000** Sold Date **26-Mar-25**

Distance **1.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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