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

12 Weber Crescent, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,550,000		&		\$1,700,000			
Median sale price								
Median price	\$1,289,000	Pro	operty Type	Hous	se		Suburb	Burwood East
Period - From	02/05/2024	to	01/05/2025		So	urce	Property	/ Data

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.

Ade	dress of comparable property	Price	Date of sale
1	3 Summit Rd BURWOOD 3125	\$1,666,000	22/03/2025
2	7 Glendowan Rd MOUNT WAVERLEY 3149	\$1,731,000	10/02/2025
3	9 Swayfield Rd MOUNT WAVERLEY 3149	\$1,580,000	21/12/2024

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:

02/05/2025 13:14









Property Type: House Agent Comments

Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price 02/05/2024 - 01/05/2025: \$1,289,000

Comparable Properties

	3 Summit Rd BURWOOD 3125 (REI) 2 1 Price: \$1,666,000 Method: Auction Sale Date: 22/03/2025 Property Type: House (Res) Land Size: 847 sqm approx	Agent Comments
	7 Glendowan Rd MOUNT WAVERLEY 3149 (REI/VG) 5 2 Price: \$1,731,000 Method: Sold Before Auction Date: 10/02/2025 Property Type: House Land Size: 846 sqm approx	Agent Comments
B4Dsqm approx StEl As Vacanti Land	9 Swayfield Rd MOUNT WAVERLEY 3149 (VG) 1	Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800



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