

# 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](https://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,700,000

### Median sale price

Median price \$1,289,000

Property Type House

Suburb Burwood East

Period - From 02/05/2024

to

01/05/2025

Source 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.

	Address 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



6   
 2   
 2

**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)**

Agent Comments

2   
 1   
 1

**Price:** \$1,666,000

**Method:** Auction Sale

**Date:** 22/03/2025

**Property Type:** House (Res)

**Land Size:** 847 sqm approx



**7 Glendowan Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

5   
 2   
 2

**Price:** \$1,731,000

**Method:** Sold Before Auction

**Date:** 10/02/2025

**Property Type:** House

**Land Size:** 846 sqm approx



**9 Swayfield Rd MOUNT WAVERLEY 3149 (VG)**

Agent Comments

1   
 -   
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**Price:** \$1,580,000

**Method:** Sale

**Date:** 21/12/2024

**Property Type:** House (Res)

**Land Size:** 840 sqm approx

**Account - McGrath Box Hill** | P: 03 9889 8800