

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

13 Niewand Avenue, Burnside Vic 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$770,000

Median sale price

Median price

\$817,000

Property Type

House

Suburb

Burnside

Period - From

18/05/2025

to

17/05/2026

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	265 Westwood Dr BURNSIDE 3023	\$775,000	09/05/2026
2	3 Cuthbert PI BURNSIDE 3023	\$735,000	20/12/2025
3	7 Cuthbert PI BURNSIDE 3023	\$810,000	16/12/2025

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:

18/05/2026 14:27

13 Niewand Avenue, Burnside Vic 3023

Tony Gerace
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Property Type: House (Previously Occupied - Detached)
Land Size: 608 sqm approx
Agent Comments

Indicative Selling Price
\$770,000
Median House Price
18/05/2025 - 17/05/2026: \$817,000

Comparable Properties



265 Westwood Dr BURNSIDE 3023 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 614 sqm approx

3 Cuthbert PI BURNSIDE 3023 (VG)

Agent Comments



Price: \$735,000
Method: Sale
Date: 20/12/2025
Property Type: House (Res)
Land Size: 608 sqm approx



7 Cuthbert PI BURNSIDE 3023 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 16/12/2025
Property Type: House (Res)
Land Size: 637 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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