

## 17 Burke Road, Burnside Heights Vic 3023



**4 Bed 2 Bath 2 Car**

**Property Type:** House

**Indicative Selling Price**

\$790,000 - \$840,000

**Median House Price**

December quarter 2025: \$765,000

## Comparable Properties



### 20 Braelands Close, CAROLINE SPRINGS 3023 (REI/VG)

**4 Bed 2 Bath 2 Car**

**Price:** \$810,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** House (Res)

**Agent Comments:** In adjacent suburb, similar size allotment. This home however does not have a large outdoor under cover space.



### 7 Peartree Grove, BURNSIDE HEIGHTS 3023 (REI/VG)

**4 Bed 2 Bath 2 Car**

**Price:** \$818,500

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** House

**Agent Comments:** Smaller size block. Same amount of bedrooms and bathrooms.



### 10 Connor Drive, BURNSIDE HEIGHTS 3023 (REI/VG)

**4 Bed 2 Bath 2 Car**

**Price:** \$834,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Agent Comments:** Same amount of bedrooms and bathrooms. No large outdoor undercover space.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

17 Burke Road, Burnside Heights Vic 3023

#### Indicative selling price

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

Range between \$790,000 & \$840,000

#### Median sale price

Median price \$765,000 House x Suburb Burnside Heights

Period - From 01/10/2025 to 31/12/2025 Source REIV

#### Comparable property sales

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 |
|-------------------------------------------|-----------|--------------|
| 20 Braelands Close, CAROLINE SPRINGS 3023 | \$810,000 | 07/11/2025   |
| 7 Peartree Grove, BURNSIDE HEIGHTS 3023   | \$818,500 | 06/11/2025   |
| 10 Connor Drive, BURNSIDE HEIGHTS 3023    | \$834,000 | 25/10/2025   |

This Statement of Information was prepared on:

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