

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

18 Meldan Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,402,500 Property Type House Suburb Burwood

Period - From 01/01/2024 to 31/03/2024 Source REIV

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	4 Brook Cr BOX HILL SOUTH 3128	\$1,100,000	02/03/2024
2	5 Centre Ct BURWOOD 3125	\$1,085,000	16/03/2024
3	49 Station St BURWOOD 3125	\$1,028,000	04/05/2024

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:

03/07/2024 11:27



 2  1  1

Property Type: House
Land Size: 585 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2024: \$1,402,500

Comparable Properties



4 Brook Cr BOX HILL SOUTH 3128 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$1,100,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 589 sqm approx



5 Centre Ct BURWOOD 3125 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,085,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 628 sqm approx



49 Station St BURWOOD 3125 (REI) [Agent Comments](#)

 3  1  1

Price: \$1,028,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 488 sqm approx

Account - Barry Plant | P: 03 9842 8888