

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 2/451 Highbury Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,211,000 Property Type Townhouse Suburb Burwood East

Period - From 01/08/2022 to 31/07/2023 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	7b Royton St BURWOOD EAST 3151	\$1,489,000	03/06/2023
2	292a Highbury Rd MOUNT WAVERLEY 3149	\$1,420,000	27/05/2023
3	1/42 Eley Rd BURWOOD 3125	\$1,400,000	17/06/2023

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: 01/08/2023 14:39

2/451 Highbury Road, Burwood East Vic 3151

**Jellis
Craig**

Stephen Huang

8849 8088

0499 088 880

stephenhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median Townhouse Price

01/08/2022 - 31/07/2023: \$1,211,000



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



7b Royton St BURWOOD EAST 3151 (REI/VG) Agent Comments

4 3 2

Price: \$1,489,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)



292a Highbury Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 3 1

Price: \$1,420,000

Method: Auction Sale

Date: 27/05/2023

Property Type: Townhouse (Res)

Land Size: 405 sqm approx



1/42 Eley Rd BURWOOD 3125 (REI) Agent Comments

4 3 2

Price: \$1,400,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 277 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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