

# 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

26 Donald Road, Burwood Vic 3125

### Indicative selling price

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

Single price

\$2,050,000

### Median sale price

Median price

\$1,514,000

Property Type

House

Suburb

Burwood

Period - From

01/07/2023

to

30/09/2023

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	45 Barnes Av BURWOOD 3125	\$2,060,000	09/09/2023
2	7 Stephens St BURWOOD 3125	\$1,960,000	18/10/2023
3	12 Havelock St BURWOOD 3125	\$1,861,000	04/11/2023

**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:

19/11/2023 17:35



4 2 2

**Property Type:** House  
**Land Size:** 668 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,050,000  
**Median House Price**  
September quarter 2023: \$1,514,000

## Comparable Properties



**45 Barnes Av BURWOOD 3125 (REI)**

**Agent Comments**

5 3 4

**Price:** \$2,060,000  
**Method:** Auction Sale  
**Date:** 09/09/2023  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



**7 Stephens St BURWOOD 3125 (REI)**

**Agent Comments**

5 2 2

**Price:** \$1,960,000  
**Method:** Auction Sale  
**Date:** 18/10/2023  
**Property Type:** House (Res)  
**Land Size:** 773 sqm approx



**12 Havelock St BURWOOD 3125 (REI)**

**Agent Comments**

4 2 4

**Price:** \$1,861,000  
**Method:** Auction Sale  
**Date:** 04/11/2023  
**Property Type:** House (Res)  
**Land Size:** 804 sqm approx

**Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481**