Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

394 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$2,400,000	&	\$2,640,000
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Median sale price

Median price	\$1,535,000	Pro	perty Type	House		Suburb	Burwood
Period - From	01/01/2025	to	31/03/2025		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

1	11 Lorraine Dr BURWOOD EAST 3151	\$2,500,000	22/03/2025
2	5 Inga St BURWOOD EAST 3151	\$2,467,500	01/02/2025
3	2 Haughton Ct BOX HILL SOUTH 3128	\$2,450,000	23/11/2024

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:	14/04/2025 15:10



Date of sale











Property Type: House (Previously

Occupied - Detached) Land Size: 968 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,640,000 **Median House Price** March quarter 2025: \$1,535,000

Comparable Properties



11 Lorraine Dr BURWOOD EAST 3151 (REI)







Price: \$2,500,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 589 sqm approx

Agent Comments



5 Inga St BURWOOD EAST 3151 (REI/VG)







Agent Comments

Price: \$2,467,500 Method: Auction Sale Date: 01/02/2025

Property Type: House (Res) Land Size: 623 sqm approx

2 Haughton Ct BOX HILL SOUTH 3128 (REI/VG)





Price: \$2,450,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 639 sqm approx **Agent Comments**

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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