

# 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

7/11 Windsor Street, Burwood East Vic 3151

### Indicative selling price

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

Range between \$850,000 & \$935,000

### Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Burwood East

Period - From

01/04/2024

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	Date of sale
1	46 Tainton Rd BURWOOD EAST 3151	\$932,500	05/04/2025
2	1/188 Blackburn Rd GLEN WAVERLEY 3150	\$868,000	01/03/2025
3	1/5 Lucia St BLACKBURN SOUTH 3130	\$948,000	24/01/2025

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:

13/05/2025 13:11

7/11 Windsor Street, Burwood East Vic 3151



Grant Lynch  
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**Indicative Selling Price**

\$850,000 - \$935,000

**Median Unit Price**

Year ending March 2025: \$605,000



3   2   2

**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**46 Tainton Rd BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$932,500

**Method:** Sold Before Auction

**Date:** 05/04/2025

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**1/188 Blackburn Rd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$868,000

**Method:** Auction Sale

**Date:** 01/03/2025

**Property Type:** Unit

**Land Size:** 251 sqm approx



**1/5 Lucia St BLACKBURN SOUTH 3130 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$948,000

**Method:** Private Sale

**Date:** 24/01/2025

**Property Type:** Unit

**Land Size:** 336 sqm approx

**Account** - Jellis Craig | P: (03) 9908 5700



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