Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/11 Windsor Street, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$850,000		&		\$935,000				
Median sale price									
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Burwood East	
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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:

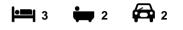
13/05/2025 13:11



7/11 Windsor Street, Burwood East Vic 3151



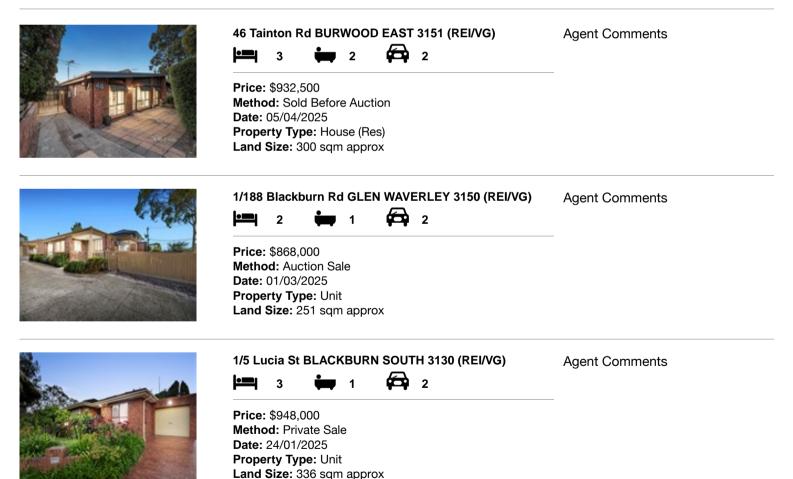




Rooms: 4 Property Type: Unit Agent Comments Grant Lynch 9908 5700 0408110 011 grantlynch@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$935,000 Median Unit Price Year ending March 2025: \$605,000

Comparable Properties



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



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