

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

1/47 STATION STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$816,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

1/39 GILLARD STREET BURWOOD VIC 3125	\$1,312,000	30-Nov-24
3/16 JOHNSTON STREET BURWOOD VIC 3125	\$1,230,000	30-Nov-24
2/155 Highbury Road Burwood VIC 3125	\$1,210,000	12-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 19 March 2025



**1/39 GILLARD STREET BURWOOD
VIC 3125**

Sold Price

^{RS}

\$1,312,000

Sold Date **30-Nov-24**

 4  3  1

Distance **0.47km**



**3/16 JOHNSTON STREET
BURWOOD VIC 3125**

Sold Price

^{RS}

\$1,230,000

Sold Date **30-Nov-24**

 4  3  -

Distance **1.05km**



**2/155 HIGBURY ROAD BURWOOD
VIC 3125**

Sold Price

\$1,210,000

Sold Date **12-Dec-24**

 4  2  2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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