

# 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

107/373-377 Burwood Highway, Burwood Vic 3125

### Indicative selling price

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

Range between \$430,000 & \$470,000

### Median sale price

Median price \$843,500 Property Type Unit Suburb Burwood

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 | 301/326-328 Burwood Hwy BURWOOD 3125 | \$470,000 | 12/06/2025   |
| 2 | G03/373-377 Burwood Hwy BURWOOD 3125 | \$435,000 | 20/01/2025   |
| 3 |                                      |           |              |

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.~~

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Indicative Selling Price

\$430,000 - \$470,000

Median Unit Price

Year ending March 2025: \$843,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

## Comparable Properties



301/326-328 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$470,000

Method: Private Sale

Date: 12/06/2025

Property Type: Apartment

G03/373-377 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments

2 1 1

Price: \$435,000

Method: Private Sale

Date: 20/01/2025

Property Type: Apartment

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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