

# 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

14/113 Burwood Highway, 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 \$440,000 & \$480,000

### Median sale price

Median price \$626,000 Property Type Unit Suburb Burwood East

Period - From 28/07/2024 to 27/07/2025 Source Property Data

### 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	203/115 Burwood Hwy BURWOOD EAST 3151	\$440,000	26/04/2025
2	301/213 Burwood Hwy BURWOOD EAST 3151	\$470,000	17/04/2025
3	201/213 Burwood Hwy BURWOOD EAST 3151	\$440,000	12/02/2025

**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:

28/07/2025 09:19



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**Property Type:** Townhouse  
(Single)  
**Land Size:** 75 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$440,000 - \$480,000  
**Median Unit Price**  
28/07/2024 - 27/07/2025: \$626,000

## Comparable Properties

203/115 Burwood Hwy BURWOOD EAST 3151 (VG)

Agent Comments

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**Price:** \$440,000  
**Method:** Sale  
**Date:** 26/04/2025  
**Property Type:** Subdivided Flat - Single OYO Flat



301/213 Burwood Hwy BURWOOD EAST 3151 (VG)

Agent Comments

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**Price:** \$470,000  
**Method:** Sale  
**Date:** 17/04/2025  
**Property Type:** Subdivided Flat - Single OYO Flat



201/213 Burwood Hwy BURWOOD EAST 3151 (REI/VG)

Agent Comments

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**Price:** \$440,000  
**Method:** Auction Sale  
**Date:** 12/02/2025  
**Property Type:** Unit  
**Land Size:** 70 sqm approx

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