Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AFoftheEstateAgents Act 1980

Property offered for sale

Address Including suburb and postcode	Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,300,000	&	$1,420,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price	$1,507,500	Property type	House	Suburb	Burwood
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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
8A HAYFIELD ROAD MOUNT WAVERLEY VIC 3149	$1,489,000	26-Jul-25
11A FULTON CRESCENT BURWOOD VIC 3125	$1,515,000	09-Aug-25
49 COPPER CRESCENT BURWOOD EAST VIC 3151	$1,400,000	30-Jul-25

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: 16 March 2026

CONSUMER AFFAIRS VICTORIA

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8A HAYFIELD ROAD MOUNT WAVERLEY VIC 3149

4 3 1

Sold Price $1,489,000 Sold Date 26-Jul-25

Distance 0.71km



11A FULTON CRESCENT BURWOOD VIC 3125

4 3 2

Sold Price $1,515,000 Sold Date 09-Aug-25

Distance 0.79km



49 COPPER CRESCENT BURWOOD EAST VIC 3151

4 3 2

Sold Price $1,400,000 Sold Date 30-Jul-25

Distance 0.83km

RS= Recent sale UN= Undisclosed Sale

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