

# 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

71 Arthur Street, 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

\$1,250,000

&

\$1,375,000

### Median sale price

Median price

\$1,409,000

Property Type

House

Suburb

Burwood

Period - From

02/09/2025

to

28/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
39 Leonard Street Burwood VIC 3125	\$1,313,000	25/10/2025
13 Goold Street Burwood VIC 3125	\$1,288,888	18/11/2025
217 Huntingdale Road Ashwood VIC 3147	\$1,300,000	27/11/2025

This Statement of Information was prepared on:

02/03/2026