

# 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 457 Highbury Road, 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 \$1,100,000 & \$1,210,000

### Median sale price

Median price \$1,426,000 Property Type House Suburb Burwood East

Period - From 01/10/2025 to 31/12/2025 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	226 Highbury Rd MOUNT WAVERLEY 3149	\$1,260,780	02/02/2026
2	302 Highbury Rd MOUNT WAVERLEY 3149	\$1,270,000	25/10/2025
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**

\$1,100,000 - \$1,210,000

**Median House Price**

December quarter 2025: \$1,426,000



3 1 2

**Rooms:** 5

**Property Type:** House

**Land Size:** 757.442 sqm approx

Agent Comments

There are 2 further properties that sold in same street , but outside 6 month requirement. for the record 256 Highbury road , Mt Waverley sold 26/07 /2025 328 Highbury Road , Mount Waverley sold \$1,228,000 12/07/2025 similar size blocks Other current sales in Burwood East , have a substantially smaller allotment

## Comparable Properties



**226 Highbury Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

3 1 2

**Price:** \$1,260,780

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** House

**Land Size:** 759 sqm approx



**302 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3 3 2

**Price:** \$1,270,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** House (Res)

**Land Size:** 780 sqm approx

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 - Jellis Craig | P: 03 88498088



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