

## 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

15 PHEASANT 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) (\*Delete single price or range as applicable)

Single Price

\$1,470,000

or range  
between

&

### Median sale price

(\*Delete house or unit 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 are the three properties sold within two kilometres of the property 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

5 ANDREWS STREET BURWOOD VIC 3125	\$1,405,000	29-Oct-25
8 ANDREWS STREET BURWOOD VIC 3125	\$1,461,000	11-Oct-25
14 BEDDOWS STREET BURWOOD VIC 3125	\$1,505,000	06-Dec-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: 21 March 2026



**5 ANDREWS STREET BURWOOD  
VIC 3125**

3 1 2

Sold Price

**\$1,405,000**

Sold Date

**29-Oct-25**

Distance

**0.33km**



**8 ANDREWS STREET BURWOOD  
VIC 3125**

3 1 1

Sold Price

**\$1,461,000**

Sold Date

**11-Oct-25**

Distance

**0.37km**



**14 BEDDOWS STREET BURWOOD  
VIC 3125**

3 1 2

Sold Price

**\$1,505,000**

Sold Date

**06-Dec-25**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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