

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

43 Crow Street, Burwood East Vic 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000 & \$1,450,000

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	18 Taylor Av BURWOOD EAST 3151	\$1,529,000	23/08/2025
2	15 Cloverdale CI BURWOOD EAST 3151	\$1,491,000	29/11/2025
3	1/1 Cratloe Rd MOUNT WAVERLEY 3149	\$1,400,000	08/11/2025

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:

22/01/2026 10:53

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2025: \$1,426,000



4/5 2 2

Property Type: Flat

Land Size: 576 sqm approx

Agent Comments

Comparable Properties



18 Taylor Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,529,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)

Land Size: 586 sqm approx



15 Cloverdale Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,491,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 534 sqm approx



1/1 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

Price: \$1,400,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 334 sqm approx

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199