

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

2/10-12 MEDHURST STREET BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

Property type

Unit

Suburb

Burwood East

Period-from

01 Apr 2025

to

31 Mar 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

2/34 GREENWOOD STREET BURWOOD VIC 3125	\$1,233,000	18-Apr-26
12B CAROLINA STREET MOUNT WAVERLEY VIC 3149	\$1,258,000	28-Mar-26
1/3 TALBETT STREET BURWOOD VIC 3125	\$1,266,000	07-Mar-26

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: 07 April 2026



**2/34 GREENWOOD STREET
BURWOOD VIC 3125**

4 3 2

Sold Price ^{RS} **\$1,233,000** Sold Date **18-Apr-26**

Distance **0.75km**



**12B CAROLINA STREET MOUNT
WAVERLEY VIC 3149**

4 2 1

Sold Price ^{RS} **\$1,258,000** Sold Date **28-Mar-26**

Distance **1.7km**



**1/3 TALBETT STREET BURWOOD
VIC 3125**

4 2 2

Sold Price **\$1,266,000** Sold Date **07-Mar-26**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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