

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

5 Bronte Avenue, Burwood Vic 3125

Indicative selling price

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

Range between

\$2,600,000

&

\$2,850,000

Median sale price

Median price

\$1,511,000

Property Type

House

Suburb

Burwood

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		
2		
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.

This Statement of Information was prepared on:

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Property Type: House (Res)
Land Size: 1992 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,850,000
Median House Price
December quarter 2025: \$1,511,000

Given the unique nature of this substantially large allotment combined with the historical aspects of the home there are no relevant comparable sales in the last six months.

Comparable Properties

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) 9908 5700



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