

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

23 Highview Grove, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$693,000 Property Type Unit Suburb Burwood East

Period - From 01/04/2025 to 31/03/2026 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	3a Dorothy St BURWOOD EAST 3151	\$1,401,000	16/11/2025
2	1/1 Cratloe Rd MOUNT WAVERLEY 3149	\$1,400,000	08/11/2025
3	58a Eley Rd BURWOOD 3125	\$1,420,000	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:

24/04/2026 12:57



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3a Dorothy St BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,401,000

Method: Auction Sale

Date: 16/11/2025

Property Type: Townhouse (Res)

Land Size: 224 sqm approx



1/1 Cratloe Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Townhouse (Res)

Land Size: 334 sqm approx



58a Eley Rd BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 467 sqm approx

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977