

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

1 Manooka Street, Burwood East VIC 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,356,250

Property Type

House

Suburb

Burwood East

Period - From

02/08/2025

to

01/02/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
46 Worthing Av, Burwood East Vic	\$1,188,000	24/12/2025
48 Ballantyne St, Burwood East Vic	\$1,050,000	29/08/2025
539 Highbury Rd, Burwood East Vic	\$1,238,200	30/08/2025

This Statement of Information was prepared on:

02/02/2026