

## 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

11 Highbury Road Burwood VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$2,950,000

&

\$3,245,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Burwood

Period-from

01 Mar 2025

to

28 Feb 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

5 HILLSIDE ROAD MOUNT WAVERLEY VIC 3149	\$3,006,000	29-Nov-25
42 BRANDON STREET GLEN IRIS VIC 3146	\$3,001,200	17-Oct-25
66 ROWEN STREET GLEN IRIS VIC 3146	\$2,985,000	30-Oct-25

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: 05 March 2026

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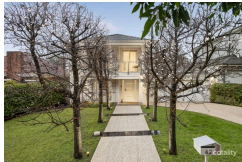


**5 HILLSIDE ROAD MOUNT  
WAVERLEY VIC 3149**

 5  5  2

Sold Price <sup>RS</sup> **\$3,006,000** Sold Date **29-Nov-25**

Distance **1.97km**



**42 BRANDON STREET GLEN IRIS  
VIC 3146**

 5  2  2

Sold Price **\$3,001,200** Sold Date **17-Oct-25**

Distance **1.8km**



**66 ROWEN STREET GLEN IRIS VIC  
3146**

 5  2  2

Sold Price **\$2,985,000** Sold Date **30-Oct-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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