

## 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

Unit 3, 116 Station Street 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

\$1,450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Burwood

Period-from

01 Dec 2025

to

31 May 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

3 SUMMIT ROAD BURWOOD VIC 3125	\$1,666,000	22-Mar-25
40 ANDREWS STREET BURWOOD VIC 3125	\$1,993,500	28-May-25
30 LEOPOLD STREET BURWOOD VIC 3125	\$1,775,000	19-Jun-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: 19 September 2025


**3 SUMMIT ROAD BURWOOD VIC 3125**

Sold Price

**\$1,666,000**

Sold Date

**22-Mar-25**
 2
  
  1
  
  1

Distance

**0.12km**

**40 ANDREWS STREET BURWOOD VIC 3125**

Sold Price

<sup>RS</sup> **\$1,993,500**

Sold Date

**28-May-25**
 4
  
  2
  
  2

Distance

**0.68km**

**30 LEOPOLD STREET BURWOOD VIC 3125**

Sold Price

<sup>RS</sup> **\$1,775,000**

Sold Date

**19-Jun-25**
 4
  
  2
  
  2

Distance

**2.5km**

RS = Recent sale

UN = Undisclosed Sale

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