

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

30 Donald Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	1/25 Douglas St ASHWOOD 3147	\$1,375,000	08/11/2025
2	2/94 Parer St BURWOOD 3125	\$1,375,000	25/10/2025
3	4/15 Edwards St BURWOOD 3125	\$1,401,000	20/09/2025

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:

27/02/2026 16:18

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Property Type: House

Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2025: \$1,511,000

Comparable Properties



1/25 Douglas St ASHWOOD 3147 (REI)

[Agent Comments](#)

3 2 3

Price: \$1,375,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit
Land Size: 386 sqm approx



2/94 Parer St BURWOOD 3125 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,375,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Unit
Land Size: 402 sqm approx



4/15 Edwards St BURWOOD 3125 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,401,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888