

## 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

12 HUTCHINSON STREET BURWOOD EAST VIC 3151

### 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

\$2,200,000

&

\$2,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,336,000

Property type

House

Suburb

Burwood East

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

81 SEVENOAKS ROAD BURWOOD EAST VIC 3151	\$2,341,000	01-Nov-25
6 ASHLEY COURT FOREST HILL VIC 3131	\$2,168,888	15-Nov-25
22 MAVISTA AVENUE GLEN WAVERLEY VIC 3150	\$2,340,000	10-Nov-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: 03 March 2026


**81 SEVENOAKS ROAD BURWOOD  
EAST VIC 3151**
 5   
  3   
  2

Sold Price

**\$2,341,000**

Sold Date

**01-Nov-25**

Distance

**0.86km**

**6 ASHLEY COURT FOREST HILL  
VIC 3131**
 5   
  4   
  2

Sold Price

**\$2,168,888**

Sold Date

**15-Nov-25**

Distance

**0.88km**

**22 MAVISTA AVENUE GLEN  
WAVERLEY VIC 3150**
 5   
  3   
  2

Sold Price

<sup>RS</sup> **\$2,340,000**

Sold Date

**10-Nov-25**

Distance

**1.71km**

RS = Recent sale

UN = Undisclosed Sale

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