

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 9 Aruma Court, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,356,250 Property Type House Suburb Burwood East

Period - From 01/01/2025 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	33 Worthing Av BURWOOD EAST 3151	\$1,385,000	17/11/2025
2	628 Highbury Rd GLEN WAVERLEY 3150	\$1,365,000	14/11/2025
3	29 Panorama Dr FOREST HILL 3131	\$1,446,000	14/11/2025

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: 03/03/2026 11:12



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Property Type: House
Land Size: 648 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending December 2025: \$1,356,250

Comparable Properties



33 Worthing Av BURWOOD EAST 3151 (VG)

Agent Comments

4 - -

Price: \$1,385,000
Method: Sale
Date: 17/11/2025
Property Type: House (Res)
Land Size: 620 sqm approx



628 Highbury Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,365,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 664 sqm approx

29 Panorama Dr FOREST HILL 3131 (REI/VG)

Agent Comments

4 3 2

Price: \$1,446,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Account - VICPROP | P: 03 8888 1011



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