

# 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

2/44 Royton 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)

Range between \$780,000 & \$850,000

### Median sale price

Median price \$865,000 Property Type Unit Suburb Burwood East

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	10/26 Jonathan Av BURWOOD EAST 3151	\$820,000	19/10/2025
2	1/340A Blackburn Rd BURWOOD EAST 3151	\$830,000	10/10/2025
3	1/313-315 Blackburn Rd BURWOOD EAST 3151	\$835,000	09/10/2025

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:

20/02/2026 13:58



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$850,000  
**Median Unit Price**  
December quarter 2025: \$865,000

## Comparable Properties



**10/26 Jonathan Av BURWOOD EAST 3151 (VG)**

[Agent Comments](#)

3   -   -

**Price:** \$820,000  
**Method:** Sale  
**Date:** 19/10/2025  
**Property Type:** Flat/Unit/Apartment (Res)



**1/340A Blackburn Rd BURWOOD EAST 3151 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 10/10/2025  
**Property Type:** Unit



**1/313-315 Blackburn Rd BURWOOD EAST 3151 (REI/VG)** [Agent Comments](#)

3   1   2

**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 09/10/2025  
**Property Type:** Unit  
**Land Size:** 355 sqm approx