

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 2/251 Burwood Highway, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,138,000 Property Type Townhouse Suburb Burwood East

Period - From 13/01/2025 to 12/01/2026 Source Property Data

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	10/1 Royton St BURWOOD EAST 3151	\$1,100,000	22/10/2025
2	1/9 Tricia Ct BURWOOD EAST 3151	\$1,173,000	07/09/2025
3	3/2 Tiller St BURWOOD EAST 3151	\$1,200,000	05/09/2025

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: 13/01/2026 13:43

Stephen Huang
8849 8088
0499 088 880

stephenhuang@jellisrcraig.com.au

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

13/01/2025 - 12/01/2026: \$1,138,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



10/1 Royton St BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)



1/9 Tricia Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 3 2

Price: \$1,173,000

Method: Auction Sale

Date: 07/09/2025

Property Type: Townhouse (Res)

Land Size: 250 sqm approx



3/2 Tiller St BURWOOD EAST 3151 (VG)

Agent Comments

4 - -

4-3-2

Price: \$1,200,000

Method: Sale

Date: 05/09/2025

Property Type: Strata Unit/Villa Unit/Townhouse - Single OYO Unit

Account - Jellis Craig | P: 03 88498088