

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

18a Tainton Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,011,000 Property Type Townhouse Suburb Burwood East

Period - From 16/09/2024 to 15/09/2025 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	14 Saxon St BURWOOD EAST 3151	\$1,458,000	23/08/2025
2	24a Royton St BURWOOD EAST 3151	\$1,520,000	02/08/2025
3	49 Copper Cr BURWOOD EAST 3151	\$1,400,000	01/08/2025

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:

16/09/2025 16:35

Stephen Huang

8849 8088

0499 088 880

stephenhuang@jelliscraig.com.au

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median Townhouse Price

16/09/2024 - 15/09/2025: \$1,011,000



Property Type: Townhouse

Agent Comments

Comparable Properties



14 Saxon St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,458,000

Method: Auction Sale

Date: 23/08/2025

Property Type: House (Res)



24a Royton St BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$1,520,000

Method: Private Sale

Date: 02/08/2025

Property Type: House

Land Size: 295 sqm approx



49 Copper Cr BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 295 sqm approx