

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Address available on request

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$3,550,000

&

\$3,750,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Burwood

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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

7 DION STREET GLEN IRIS VIC 3146	\$3,890,000	02-Oct-25
34 CRATLOE ROAD MOUNT WAVERLEY VIC 3149	\$3,650,000	08-Mar-25
13 CLONARG STREET GLEN IRIS VIC 3146	\$4,280,000	17-May-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: 19 February 2026



7 DION STREET GLEN IRIS VIC 3146 Sold Price \$3,890,000 Sold Date 02-Oct-25

 5  5  2

Distance 1.7km



34 CRATLOE ROAD MOUNT WAVERLEY VIC 3149 Sold Price \$3,650,000 Sold Date 08-Mar-25

 5  5  2

Distance 2.48km



13 CLONARG STREET GLEN IRIS VIC 3146 Sold Price \$4,280,000 Sold Date 17-May-25

 5  5  2

Distance 1.39km

RS= Recent sale

UN= Undisclosed Sale

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