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	5/415 HIGHBURY ROAD BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$490,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$805,000	Property type	Unit	Suburb	Burwood
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

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 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
203/415 HIGHBURY ROAD BURWOOD VIC 3125	$530,000	14-Apr-25
211B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	$510,000	19-Mar-25
106/326-328 BURWOOD HIGHWAY BURWOOD VIC 3125	$491,000	08-Apr-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: 16 April 2025

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203/415 HIGHBURY ROAD BURWOOD VIC 3125

2 2 1

Sold Price RS $530,000 Sold Date 14-Apr-25

Distance 0km

211B/57 MIDDLEBOROUGH ROAD BURWOOD VIC 3125

2 2 1

Sold Price RS $510,000 Sold Date 19-Mar-25

Distance 0.65km

106/326-328 BURWOOD HIGHWAY BURWOOD VIC 3125

2 2 1

Sold Price RS $491,000 Sold Date 08-Apr-25

Distance 0.96km

RS = Recent sale **UN** = Undisclosed Sale

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