

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

114/326-328 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$445,000 & \$475,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Burwood

Period - From 21/09/2025 to 20/09/2026 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	207/373-377 Burwood Hwy BURWOOD 3125	\$450,000	03/07/2026
2	LG04/373-377 Burwood Hwy BURWOOD 3125	\$460,000	14/04/2026
3	9/113 Burwood Hwy BURWOOD EAST 3151	\$450,000	06/04/2026

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: 21/09/2026 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$445,000 - \$475,000
Median Unit Price
21/09/2025 - 20/09/2026: \$580,000

Comparable Properties

207/373-377 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 03/07/2026
Property Type: Apartment



LG04/373-377 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 14/04/2026
Property Type: Apartment



9/113 Burwood Hwy BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 06/04/2026
Property Type: Apartment

Account - Barry Plant (Monash) | P: 03 9803 0400