

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Burwood East

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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

2/24 WRIDGWAY AVENUE BURWOOD VIC 3125	\$1,188,800	17-Nov-25
1/132 HIGHBURY ROAD BURWOOD VIC 3125	\$1,060,000	06-Jan-26
34 BURN NAR LOOK DRIVE BURWOOD VIC 3125	\$1,008,000	27-Oct-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: 01 April 2026



**2/24 WRIDGWAY AVENUE
BURWOOD VIC 3125**

 4  3  2

Sold Price **\$1,188,800** Sold Date **17-Nov-25**

Distance **0.42km**



**1/132 HIGHBURY ROAD BURWOOD
VIC 3125**

 4  3  2

Sold Price **\$1,060,000** Sold Date **06-Jan-26**

Distance **0.91km**



**34 BURN NAR LOOK DRIVE
BURWOOD VIC 3125**

 4  2  -

Sold Price **\$1,008,000** Sold Date **27-Oct-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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