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	6 CROPLEY COURT 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	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,505,000	Property type	House	Suburb	Burwood
Period-from	01 Mar 2025	to	28 Feb 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
8 FLETCHER PARADE BURWOOD VIC 3125	$1,415,000	02-Aug-25
59 ELGAR ROAD BURWOOD VIC 3125	$1,450,000	05-Nov-25
67 ELGAR ROAD BURWOOD VIC 3125	$1,580,000	10-Oct-24

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: 06 March 2026

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8 FLETCHER PARADE BURWOOD VIC 3125
4 2 1
Sold Price **$1,415,000** Sold Date **02-Aug-25**
Distance **0.04km**

59 ELGAR ROAD BURWOOD VIC 3125
4 2 2
Sold Price **$1,450,000** Sold Date **05-Nov-25**
Distance **0.15km**

67 ELGAR ROAD BURWOOD VIC 3125
3 5 2
Sold Price **$1,580,000** Sold Date **10-Oct-24**
Distance **0.2km**

14 PUERTA STREET BURWOOD VIC 3125
4 1 1
Sold Price **$1,500,000** Sold Date **11-Sep-25**
Distance **0.38km**

22 MELDAN STREET BURWOOD VIC 3125
4 2 2
Sold Price **$1,511,000** Sold Date **22-Nov-25**
Distance **0.45km**

19 MELDAN STREET BURWOOD VIC 3125
6 2 2
Sold Price RS **$1,500,000** Sold Date **31-Dec-25**
Distance **0.49km**

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

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