

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

9 HOTHAM RETREAT 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$841,500

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

1/14 MCCUBBIN STREET BURWOOD VIC 3125	\$953,000	07-Dec-25
1/3 FOLKESTONE ROAD GLEN WAVERLEY VIC 3150	\$935,000	07-Mar-26
4/31 MCCUBBIN STREET BURWOOD VIC 3125	\$924,000	19-Mar-26

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: 23 April 2026



**1/14 MCCUBBIN STREET
BURWOOD VIC 3125**

3 2 2

Sold Price **\$953,000** Sold Date **07-Dec-25**

Distance **0.96km**



**1/3 FOLKESTONE ROAD GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price ^{RS} **\$935,000** Sold Date **07-Mar-26**

Distance **1.08km**



**4/31 MCCUBBIN STREET
BURWOOD VIC 3125**

3 1 1

Sold Price ^{RS} **\$924,000** Sold Date **19-Mar-26**

Distance **1.14km**

RS = Recent sale

UN = Undisclosed Sale

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