

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

2/23 STATION STREET 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,500

Property type

Unit

Suburb

Burwood

Period-from

01 May 2025

to

30 Apr 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

7 CENTRE COURT BURWOOD VIC 3125	\$990,000	18-Dec-25
136B Highbury Road BURWOOD VIC 3125	\$964,000	07-May-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: 28 May 2026



7 CENTRE COURT BURWOOD VIC 3125

3 1 -

Sold Price

\$990,000

Sold Date

18-Dec-25

Distance

0.54km



136B HIGHBURY ROAD BURWOOD VIC 3125

3 2 1

Sold Price

^{RS} **\$964,000**

Sold Date

07-May-26

Distance

0.76km



4/31 MCCUBBIN STREET BURWOOD VIC 3125

3 1 1

Sold Price

\$924,000

Sold Date

19-Mar-26

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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