

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

\$900,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jul 2025

to

30 Jun 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

136B HIGHBURY ROAD BURWOOD VIC 3125	\$964,000	07-May-26
2/39 GILLARD STREET BURWOOD VIC 3125	\$950,000	23-Apr-26
3/11 RENOWN STREET BURWOOD VIC 3125	\$950,000	27-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: 27 July 2026



136B Highbury Road Burwood VIC 3125

Sold Price

^{RS} **\$964,000** Sold Date **07-May-26**

3 2 1

Distance **0.74km**



2/39 Gillard Street Burwood VIC 3125

Sold Price

\$950,000 Sold Date **23-Apr-26**

3 2 1

Distance **0.39km**



3/11 Renown Street Burwood VIC 3125

Sold Price

Sold Date **27-Mar-26**

3 2 1

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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