

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

1/42 ROSLYN 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

\$1,780,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Burwood

Period-from

01 Jan 2025

to

31 Dec 2025

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 INVERNESS AVENUE BURWOOD VIC 3125	\$1,720,000	03-Oct-25
1/49 WELLMAN STREET BOX HILL SOUTH VIC 3128	\$1,680,000	09-Aug-25
2/30 AISBETT AVENUE CAMBERWELL VIC 3124	\$1,925,000	05-Nov-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: 20 January 2026


**2 INVERNESS AVENUE BURWOOD
VIC 3125**
 4
  3
  2

Sold Price

^{RS} **\$1,720,000**

Sold Date

03-Oct-25

Distance

1.51km

**1/49 WELLMAN STREET BOX HILL
SOUTH VIC 3128**
 4
  3
  2

Sold Price

\$1,680,000

Sold Date

09-Aug-25

Distance

1.99km

**2/30 AISBETT AVENUE
CAMBERWELL VIC 3124**
 4
  5
  2

Sold Price

\$1,925,000

Sold Date

05-Nov-25

Distance

1.19km
RS = Recent sale

UN = Undisclosed Sale

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