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	4 Burn Nar Look Drive, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $950,000 & $1,045,000

Median sale price

Median price $890,000 Property Type Unit Suburb Burwood

Period - From 01/01/2025 to 31/03/2025 Source REIV

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 six 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	2/22 Summit Rd BURWOOD 3125	$1,028,000	22/04/2025
2	22a Roland St MOUNT WAVERLEY 3149	$975,000	08/02/2025
3	20 Darbyshire Rd MOUNT WAVERLEY 3149	$1,060,000	04/11/2024

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 six months.~~

This Statement of Information was prepared on: 28/04/2025 13:38

4 Burn Nar Look Drive, Burwood Vic 3125

RT Edgar

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Indicative Selling Price
$950,000 - $1,045,000
Median Unit Price
March quarter 2025: $890,000



3 2 1

Property Type: Townhouse (Res)
Land Size: 201 (Approximately) sqm approx

Agent Comments

Comparable Properties



2/22 Summit Rd BURWOOD 3125 (REI)

3 2 2

Price: $1,028,000
Method: Private Sale
Date: 22/04/2025
Property Type: Townhouse (Single)

Agent Comments



22a Roland St MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $975,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)

Agent Comments



20 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,060,000
Method: Sold Before Auction
Date: 04/11/2024
Property Type: Townhouse (Res)
Land Size: 298 sqm approx

Agent Comments

REIV THE DIFFERENCE

propertydata.com.au

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