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	2/44 Royton Street, Burwood East Vic 3151

Indicative selling price

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

Range between $750,000 & $790,000

Median sale price

Median price $720,000 Property Type Unit Suburb Burwood East

Period - From 01/06/2025 to 31/05/2026 Source Property Data

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	17/312-328 Blackburn Rd BURWOOD EAST 3151	$815,000	23/05/2026
2	2/76 Eley Rd BURWOOD 3125	$840,000	19/04/2026
3	1/389 Burwood Hwy BURWOOD 3125	$740,000	12/12/2025

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: 01/06/2026 10:39

2/44 Royton Street, Burwood East Vic 3151

JellisCraig

Brian Pan
8849 8088
0423 584 728
brianpan@jelliscraig.com.au



3 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$750,000 - $790,000
Median Unit Price
01/06/2025 - 31/05/2026: $720,000

Comparable Properties



17/312-328 Blackburn Rd BURWOOD EAST 3151 (REI)

3 1 2

Price: $815,000
Method: Sold Before Auction
Date: 23/05/2026
Property Type: Villa

Agent Comments



2/76 Eley Rd BURWOOD 3125 (REI)

3 1 2

Price: $840,000
Method: Auction Sale
Date: 19/04/2026
Property Type: Unit

Agent Comments



1/389 Burwood Hwy BURWOOD 3125 (VG)

3 - -

Price: $740,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

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