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	18 Tainton Road, Burwood East Vic 3151

Indicative selling price

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

Single price $1,625,000

Median sale price

Median price $1,145,750 Property Type Townhouse Suburb Burwood East

Period - From 09/02/2025 to 08/02/2026 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	1/36 Ruby St BURWOOD EAST 3151	$1,445,200	11/10/2025
2	1b Lyons St MOUNT WAVERLEY 3149	$1,600,000	11/10/2025
3	50 Barter Cr FOREST HILL 3131	$1,549,000	06/10/2025

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: 09/02/2026 10:55

18 Tainton Road, Burwood East Vic 3151

JellisCraig

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,625,000
Median Townhouse Price
09/02/2025 - 08/02/2026: $1,145,750

Comparable Properties



1/36 Ruby St BURWOOD EAST 3151 (REI/VG)

4 3 2

Price: $1,445,200
Method: Auction Sale
Date: 11/10/2025
Property Type: Townhouse (Res)

Agent Comments



1b Lyons St MOUNT WAVERLEY 3149 (REI/VG)

4 2 2

Price: $1,600,000
Method: Sold Before Auction
Date: 11/10/2025
Property Type: Townhouse (Res)
Land Size: 364 sqm approx

Agent Comments



50 Barter Cr FOREST HILL 3131 (REI/VG)

4 2 2

Price: $1,549,000
Method: Auction Sale
Date: 06/10/2025
Property Type: Townhouse (Res)
Land Size: 341 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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