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	43 Somers Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,487,500 Property Type House Suburb Burwood

Period - From 01/10/2024 to 30/09/2025 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	1/10 Spence St BURWOOD 3125	$1,400,000	26/07/2025
2	14a Goold St BURWOOD 3125	$1,528,000	26/07/2025
3	1/15 Edwards St BURWOOD 3125	$1,630,000	16/06/2025

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: 05/11/2025 13:06

43 Somers Street, Burwood Vic 3125

Tony Doh
03 9818 1888
0419 316 676
tony.doh@belleproperty.com



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending September 2025: $1,487,500

Comparable Properties



1/10 Spence St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,400,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Single)
Land Size: 267 sqm approx

Agent Comments



14a Goold St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,528,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)

Agent Comments



1/15 Edwards St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,630,000
Method: Private Sale
Date: 16/06/2025
Property Type: House

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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