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	14 Roslyn Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	51 Roslyn St BURWOOD 3125	$1,790,000	06/12/2025
2			
3			

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: 22/12/2025 16:47

14 Roslyn Street, Burwood Vic 3125

Steven Zervas
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4-5 2 2

Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
Year ending September 2025: $1,487,500

Comparable Properties



51 Roslyn St BURWOOD 3125 (REI)

3 1 3

Price: $1,790,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

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.

Account - Heavyside

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