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	8 Cole Close, Burwood East Vic 3151

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,426,000 Property Type House Suburb Burwood East

Period - From 01/10/2025 to 31/12/2025 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	513 Springvale Rd VERMONT SOUTH 3133	$1,225,000	10/12/2025
2	19 Solferino Cl MOUNT WAVERLEY 3149	$1,450,000	14/09/2025
3	22 Jade Cirt BURWOOD EAST 3151	$1,300,000	14/09/2025

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: 20/02/2026 12:02

8 Cole Close, Burwood East Vic 3151

JellisCraig

Josh Yu
8849 8088
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5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
December quarter 2025: $1,426,000

Comparable Properties



513 Springvale Rd VERMONT SOUTH 3133 (REI/VG)

5 3 2

Price: $1,225,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: House (Res)
Land Size: 328 sqm approx

Agent Comments



19 Solferino Cl MOUNT WAVERLEY 3149 (VG)

4 - -

Price: $1,450,000
Method: Sale
Date: 14/09/2025
Property Type: House (Res)
Land Size: 404 sqm approx

Agent Comments



22 Jade Cirt BURWOOD EAST 3151 (REI/VG)

4 2 2

Price: $1,300,000
Method: Auction Sale
Date: 14/09/2025
Property Type: House (Res)
Land Size: 326 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

REIV THE DIFFERENCE

propertydata .com.au

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