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	46 Sixth Avenue, Burwood VIC 3125

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $800,000 Property Type Unit Suburb Burwood

Period - From 11/05/2025 to 09/11/2025 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/46 Darbyshire Road Mount Waverley VIC 3149	$1,040,000	30/06/2025
11 Loudon Rd BURWOOD 3125 VIC	$1,135,000	09/08/2025
1A Orford Road Ashburton VIC 3147	$1,220,000	30/08/2025

This Statement of Information was prepared on: 11/11/2025