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	75 Parer Street, 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 $1,511,000 Property Type House Suburb Burwood

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	2b Begonia St BOX HILL SOUTH 3128	$1,197,000	31/01/2026
2	22 Cookson Way BURWOOD 3125	$1,166,000	29/11/2025
3	3/2 Alder St BURWOOD 3125	$1,192,000	30/08/2025

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: 11/02/2026 14:04

75 Parer Street, Burwood Vic 3125

Vince Naz
0402 828 198
0402 828 198
vnaz@rtedgar.com.au



3 2 2

Rooms: 6
Property Type: House
Land Size: 320 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,511,000

Comparable Properties



2b Begonia St BOX HILL SOUTH 3128 (REI)

3 2 2

Price: $1,197,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)

Agent Comments



22 Cookson Way BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,166,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments



3/2 Alder St BURWOOD 3125 (REI/VG)

3 2 2

Price: $1,192,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)
Land Size: 207 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 88882000

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