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	15 Stephens Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,315,000 Property Type House Suburb Burwood

Period - From 01/01/2026 to 31/03/2026 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	405 Warrigal Rd BURWOOD 3125	$1,400,000	15/03/2026
2	2 Vannam Dr ASHWOOD 3147	$1,400,000	28/02/2026
3	59 Elgar Rd BURWOOD 3125	$1,450,000	11/11/2025

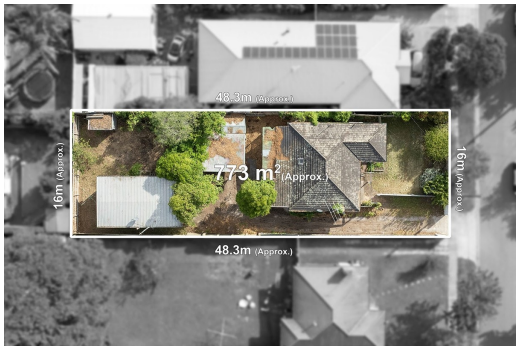
OR

~~**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: 06/05/2026 11:08

15 Stephens Street, Burwood Vic 3125

THE AGENCY



5 2 2

Property Type: House (Res)
Land Size: 773 sqm approx

Agent Comments

Indicative Selling Price
$1,400,000 - $1,450,000
Median House Price
March quarter 2026: $1,315,000

Comparable Properties



405 Warrigal Rd BURWOOD 3125 (REI)

6 2 2

Price: $1,400,000
Method: Sold After Auction
Date: 15/03/2026
Property Type: House (Res)
Land Size: 957 sqm approx

Agent Comments



2 Vannam Dr ASHWOOD 3147 (REI)

3 1 2

Price: $1,400,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments



59 Elgar Rd BURWOOD 3125 (REI/VG)

4 2 2

Price: $1,450,000
Method: Sold Before Auction
Date: 11/11/2025
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

REIV THE DIFFERENCE | propertydata.com.au

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