Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	467 Highbury Road Burwood East, 3151

Indicative selling price

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

Single price	$1,300,000

Median sale price

Median price	$1,350,000	Property Type	HOUSE	Suburb	BURWOOD EAST
Period - From	01-May-2025	to	30-Apr-2026	Source	Proptrack

Comparable property sales

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	30 Gareth Drive, Burwood East, Vic 3151	$1,273,000	13-Dec-2025
2	17 Lorraine Drive Burwood East	$1,369,000	28-Feb-2026
3	53 Dorothy Street Burwood East	$1,380,000	14-Mar-2026

This statement of information was prepared on 10-Jun-2026 at 1:53:13 PM AEST