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	9 HOTHAM RETREAT BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$880,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,350,000	Property type	House	Suburb	Burwood East
Period-from	01 Jun 2025	to	31 May 2026	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 6 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
4/31 MCCUBBIN STREET BURWOOD VIC 3125	$924,000	19-Mar-26
25/12 SURREY ROAD MOUNT WAVERLEY VIC 3149	$895,000	25-Mar-26

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 6 months.

This Statement of Information was prepared on: 20 June 2026

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4/31 MCCUBBIN STREET BURWOOD VIC 3125

3 1 1

Sold Price **$924,000** Sold Date **19-Mar-26**

Distance **1.14km**



25/12 SURREY ROAD MOUNT WAVERLEY VIC 3149

3 1 2

Sold Price **$895,000** Sold Date **25-Mar-26**

Distance **1.94km**

RS = Recent sale **UN** = Undisclosed Sale

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