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	17/312-328 Blackburn Road, Burwood East

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $683,000 Property Type Unit Suburb Burwood East

Period - From 01/01/2025 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	1/389 Burwood Hwy BURWOOD 3125	$740,000	12/12/2025
2	6/313 Blackburn Rd BURWOOD EAST 3151	$800,000	03/12/2025
3	10/26 Jonathan Av BURWOOD EAST 3151	$820,000	19/10/2025

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: 07/04/2026 15:30

17/312-328 Blackburn Road, Burwood East Vic 3151

JellisCraig



3 1 2

Rooms: 5
Property Type: Villa

Agent Comments

Indicative Selling Price
$750,000 - $800,000
Median Unit Price
Year ending December 2025: $683,000

Comparable Properties



1/389 Burwood Hwy BURWOOD 3125 (VG)

3 - -

Price: $740,000
Method: Sale
Date: 12/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



6/313 Blackburn Rd BURWOOD EAST 3151 (VG)

3 - -

Price: $800,000
Method: Sale
Date: 03/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



10/26 Jonathan Av BURWOOD EAST 3151 (VG)

3 - -

Price: $820,000
Method: Sale
Date: 19/10/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511

REIV THE DIFFERENCE

propertydata.com.au

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