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	3 SUGARLOAF CLOSE 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~~		or range between	$750,000	&	$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$648,000	Property type	Unit	Suburb	Burwood East
Period-from	01 Aug 2024	to	31 Jul 2025	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
1/46 BONVIEW CRESCENT BURWOOD EAST VIC 3151	$900,000	28-Jun-25
7/22 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151	$781,000	12-Apr-25

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: 04 August 2025

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1/46 BONVIEW CRESCENT BURWOOD EAST VIC 3151

3 1 1

Sold Price RS $900,000 Sold Date 28-Jun-25

Distance 1.14km



7/22 MIDDLEBOROUGH ROAD BURWOOD EAST VIC 3151

3 1 2

Sold Price $781,000 Sold Date 12-Apr-25

Distance 0.73km

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

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