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	10 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,280,000	Property type	House	Suburb	Burwood East
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
25 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151	$1,547,000	22-Mar-25
10A POOLE STREET BURWOOD VIC 3125	$1,505,000	26-Apr-25
13 PINDAN COURT MOUNT WAVERLEY VIC 3149	$1,472,816	15-Feb-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: 05 June 2025

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25 NORTHCOTE CIRCUIT BURWOOD EAST VIC 3151

4 2 2

Sold Price RS $1,547,000 Sold Date 22-Mar-25

Distance 1.1km



10A POOLE STREET BURWOOD VIC 3125

4 3 2

Sold Price RS $1,505,000 Sold Date 26-Apr-25

Distance 1.58km



13 PINDAN COURT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price $1,472,816 Sold Date 15-Feb-25

Distance 0.29km

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

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