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	8 SEVENOAKS ROAD 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	$1,180,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,312,444	Property type	House	Suburb	Burwood East
Period-from	01 Sep 2024	to	31 Aug 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 PIPPIN AVENUE BURWOOD EAST VIC 3151	$1,250,000	02-Aug-25
39 PICKFORD STREET BURWOOD EAST VIC 3151	$1,200,000	22-Mar-25
2 TAINTON ROAD BURWOOD EAST VIC 3151	$1,160,000	17-Jul-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: 13 September 2025

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1 PIPPIN AVENUE BURWOOD EAST VIC 3151

3 1 2

Sold Price RS $1,250,000 Sold Date 02-Aug-25

Distance 0.84km

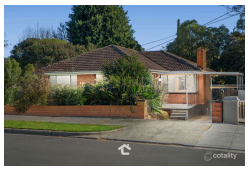


39 PICKFORD STREET BURWOOD EAST VIC 3151

3 1 1

Sold Price $1,200,000 Sold Date 22-Mar-25

Distance 0.45km



2 TAINTON ROAD BURWOOD EAST VIC 3151

3 1 1

Sold Price $1,160,000 Sold Date 17-Jul-25

Distance 0.44km

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

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