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	55 DOROTHY STREET 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,355,500	Property type	House	Suburb	Burwood East
Period-from	06 Feb 2026	to	06 Aug 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 NIVES COURT BURWOOD EAST VIC 3151	$1,050,000	23-Jun-26
4 JONATHAN AVENUE BURWOOD EAST VIC 3151	$1,150,000	06-Jul-26
31 LORRAINE DRIVE BURWOOD EAST VIC 3151	$1,112,500	18-Feb-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: 06 August 2026