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	26/312-328 Blackburn Road, Burwood East Vic 3151

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $825,000 Property Type Unit Suburb Burwood East

Period - From 01/07/2022 to 30/06/2023 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	1/239 Blackburn Rd BLACKBURN SOUTH 3130	$910,000	12/08/2023
2	8/26 Jonathan Av BURWOOD EAST 3151	$877,000	30/06/2023
3	5/11-15 Redhill Av BURWOOD EAST 3151	$875,000	29/07/2023

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: 16/08/2023 11:16

26/312-328 Blackburn Road, Burwood East Vic 3151

Christine Bafas
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3 1 2

Property Type: Strata Unit/Flat
Land Size: 242 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median Unit Price
Year ending June 2023: $825,000

Comparable Properties



1/239 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

3 1 1

Agent Comments

Price: $910,000
Method: Auction Sale
Date: 12/08/2023
Property Type: Unit



8/26 Jonathan Av BURWOOD EAST 3151 (REI)

3 1 2

Agent Comments

Price: $877,000
Method: Private Sale
Date: 30/06/2023
Property Type: Unit
Land Size: 339 sqm approx



5/11-15 Redhill Av BURWOOD EAST 3151 (REI)

3 1 2

Agent Comments

Price: $875,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit
Land Size: 211 sqm approx

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