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	57 Benwerrin Drive, Burwood East Vic 3151

Indicative selling price

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

Range between $2,580,000 & $2,780,000

Median sale price

Median price $1,300,000 Property Type House Suburb Burwood East

Period - From 01/07/2023 to 30/06/2024 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	57 Eley Rd BOX HILL SOUTH 3128	$2,600,000	06/07/2024
2	378 Highbury Rd MOUNT WAVERLEY 3149	$2,810,000	05/05/2024
3	5 Neva Ct MOUNT WAVERLEY 3149	$2,908,000	12/03/2024

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: 04/09/2024 12:09

57 Benwerrin Drive, Burwood East Vic 3151

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5 5 2

Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$2,580,000 - $2,780,000
Median House Price
Year ending June 2024: $1,300,000

Comparable Properties



57 Eley Rd BOX HILL SOUTH 3128 (REI)

6 5 2

Price: $2,600,000
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 660 sqm approx

Agent Comments



378 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

5 4 2

Price: $2,810,000
Method: Private Sale
Date: 05/05/2024
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



5 Neva Ct MOUNT WAVERLEY 3149 (REI/VG)

5 5 2

Price: $2,908,000
Method: Private Sale
Date: 12/03/2024
Property Type: House (Res)
Land Size: 878 sqm approx

Agent Comments

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