

# 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

3/51 Morton Road, Burwood VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,550,000

### Median sale price

Median price

\$1,390,000

Property Type

House

Suburb

Burwood

Period - From

04/08/2024

to

03/02/2025

Source

pdol

### Comparable property sales (\*Delete A or B below as applicable)

**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.

Address of comparable property	Price	Date of sale
29A Closter Av ASHWOOD 3147	\$1,606,000	07/09/2024
1/43 Douglas St ASHWOOD 3147	\$2,040,000	10/08/2024

This Statement of Information was prepared on:

04/02/2025