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	44 Newhaven Road, Burwood East Vic 3151

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $1,289,000 Property Type House Suburb Burwood East

Period - From 01/01/2024 to 31/12/2024 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	249 Burwood Hwy BURWOOD EAST 3151	$1,200,000	13/12/2024
2	1 Streeton Ct BURWOOD EAST 3151	$1,100,000	30/11/2024
3	138 Eley Rd BURWOOD EAST 3151	$1,033,000	23/11/2024

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: 04/02/2025 20:03

44 Newhaven Road, Burwood East Vic 3151

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 607 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,289,000

Comparable Properties



249 Burwood Hwy BURWOOD EAST 3151 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 582 sqm approx

Agent Comments



1 Streeton Ct BURWOOD EAST 3151 (REI/VG)

3 2 2

Price: $1,100,000
Method: Private Sale
Date: 30/11/2024
Property Type: House
Land Size: 614 sqm approx

Agent Comments



138 Eley Rd BURWOOD EAST 3151 (REI)

3 1 2

Price: $1,033,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 542 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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