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	2/117 Station Street, Burwood Vic 3125

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $735,000 Property Type Unit Suburb Burwood

Period - From 01/10/2024 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	2a Grandview Rd BOX HILL SOUTH 3128	$822,000	22/02/2025
2	1/20 Fulton Rd BLACKBURN SOUTH 3130	$815,000	09/11/2024
3	2/14-16 Somers St BURWOOD 3125	$777,000	12/10/2024

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: 25/02/2025 18:20

2/117 Station Street, Burwood Vic 3125

Christine Bafas
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0427 835 610
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2 1 1

Rooms: 4
Property Type: House
Land Size: 234 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median Unit Price
December quarter 2024: $735,000

Comparable Properties



2a Grandview Rd BOX HILL SOUTH 3128 (REI)

2 1 2

Price: $822,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House

Agent Comments



1/20 Fulton Rd BLACKBURN SOUTH 3130 (REI/VG)

2 1 2

Price: $815,000
Method: Auction Sale
Date: 09/11/2024
Property Type: Unit
Land Size: 184 sqm approx

Agent Comments



2/14-16 Somers St BURWOOD 3125 (REI)

2 1 1

Price: $777,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

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