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 Bellevue Avenue, Burwood East Vic 3151

Indicative selling price

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

Range between $890,000 & $975,000

Median sale price

Median price $1,277,000 Property Type House Suburb Burwood East

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	46 Tainton Rd BURWOOD EAST 3151	$932,500	28/03/2025
2	2/39 Bond Av BLACKBURN SOUTH 3130	$1,010,000	12/12/2024
3	1 Alice St BURWOOD EAST 3151	$881,000	09/11/2024

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: 02/04/2025 14:08

3 Bellevue Avenue, Burwood East Vic 3151

Stefan Cook
0423 858 058
stefan@heavyside.co



3 2 1

Property Type: Unit
Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price
$890,000 - $975,000
Median House Price
December quarter 2024: $1,277,000

Comparable Properties



46 Tainton Rd BURWOOD EAST 3151 (REI)

3 2 2

Price: $932,500
Method: Sold Before Auction
Date: 28/03/2025
Property Type: House
Land Size: 300 sqm approx

Agent Comments



2/39 Bond Av BLACKBURN SOUTH 3130 (REI/VG)

3 2 1

Price: $1,010,000
Method: Auction Sale
Date: 12/12/2024
Property Type: Townhouse (Res)

Agent Comments



1 Alice St BURWOOD EAST 3151 (REI/VG)

3 2 3

Price: $881,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 288 sqm approx

Agent Comments

Account - Heavyside

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