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	31 Meldan Street, Burwood Vic 3125

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

Median price $1,535,000 Property Type House Suburb Burwood

Period - From 01/01/2025 to 31/03/2025 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	2 Haughton Ct BOX HILL SOUTH 3128	$2,450,000	23/11/2024
2	31 Patterson Av BURWOOD 3125	$2,232,500	26/10/2024
3	29 Foch St BOX HILL SOUTH 3128	$2,325,000	05/10/2024

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: 28/04/2025 17:40

31 Meldan Street, Burwood Vic 3125

Wendy Zhou
0420 824 677
wendy@heavyside.co



5 3 2

Property Type: House (Res)
Land Size: 601 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
March quarter 2025: $1,535,000

Comparable Properties



2 Haughton Ct BOX HILL SOUTH 3128 (REI/VG)

4 2 2

Price: $2,450,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments



31 Patterson Av BURWOOD 3125 (REI/VG)

4 2 1

Price: $2,232,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 777 sqm approx

Agent Comments



29 Foch St BOX HILL SOUTH 3128 (REI/VG)

5 2 2

Price: $2,325,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 678 sqm approx

Agent Comments

Account - Heavyside

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