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	1/15 Edwards Street, Burwood Vic 3125

Indicative selling price

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

Single price $1,650,000

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	2/22 Frank St BOX HILL SOUTH 3128	$1,660,000	15/02/2025
2	47 Brockhoff Dr BURWOOD 3125	$1,670,000	15/02/2025
3	1/47 Hamel St BOX HILL SOUTH 3128	$1,682,000	13/02/2025

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: 27/05/2025 14:54

Nelson Alexander



4 3 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,650,000
Median House Price
March quarter 2025: $1,535,000

Comparable Properties



2/22 Frank St BOX HILL SOUTH 3128 (REI)

4 2 2

Price: $1,660,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Townhouse (Res)

Agent Comments



47 Brockhoff Dr BURWOOD 3125 (REI)

4 2 2

Price: $1,670,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



1/47 Hamel St BOX HILL SOUTH 3128 (REI/VG)

4 4 2

Price: $1,682,000
Method: Private Sale
Date: 13/02/2025
Property Type: House
Land Size: 287 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

propertydata .com.au

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