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 Central Avenue, Burwood Vic 3125

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $890,000 Property Type Unit 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	9/16 Somers St BURWOOD 3125	$665,000	19/12/2024
2	10/38 Livingstone Cl BURWOOD 3125	$735,000	15/12/2024
3	29/31 Mcintyre St BURWOOD 3125	$710,000	06/11/2024

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: 28/04/2025 12:28

1/15 Central Avenue, Burwood Vic 3125

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2 1 1

Property Type: Villa

Agent Comments

Positioned at the front of an immaculately presented villa complex, this beautifully updated single level unit enjoys the qualities of a standalone home minus the maintenance and offers an exceptional lifestyle in a sought-after pocket.

Indicative Selling Price
$630,000 - $690,000
Median Unit Price
March quarter 2025: $890,000

Comparable Properties



9/16 Somers St BURWOOD 3125 (REI/VG)

2 1 1

Price: $665,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit
Land Size: 147 sqm approx

Agent Comments



10/38 Livingstone Cl BURWOOD 3125 (REI)

2 1 1

Price: $735,000
Method: Private Sale
Date: 15/12/2024
Property Type: Unit

Agent Comments



29/31 Mcintyre St BURWOOD 3125 (REI/VG)

2 1 1

Price: $710,000
Method: Private Sale
Date: 06/11/2024
Property Type: Unit

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

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