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 Cloverdale Close, Burwood East Vic 3151

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,300,000 Property Type House Suburb Burwood East

Period - From 01/04/2024 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	7 Maidstone Av BURWOOD EAST 3151	$1,336,000	15/03/2025
2	55 Pickford St BURWOOD EAST 3151	$1,308,888	05/12/2024
3	7 Witchwood Cr BURWOOD EAST 3151	$1,373,000	23/11/2024

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: 06/05/2025 13:55

3 Cloverdale Close, Burwood East Vic 3151



4 2 2

Property Type: House
Land Size: 535 sqm approx

Agent Comments

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Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending March 2025: $1,300,000

Comparable Properties



7 Maidstone Av BURWOOD EAST 3151 (REI)

3 1 1

Price: $1,336,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 586 sqm approx

Agent Comments



55 Pickford St BURWOOD EAST 3151 (REI)

3 2 6

Price: $1,308,888
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments



7 Witchwood Cr BURWOOD EAST 3151 (REI/VG)

4 3 2

Price: $1,373,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

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