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	40 Andrews Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,500,000 & $1,600,000

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	3 Summit Rd BURWOOD 3125	$1,666,000	22/03/2025
2	1213 Riversdale Rd BOX HILL SOUTH 3128	$1,550,000	18/02/2025
3	21 Bronte Av BURWOOD 3125	$1,630,000	15/02/2025

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: 28/04/2025 12:10

40 Andrews Street, Burwood Vic 3125



4 2 2

Rooms: 8
Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2025: $1,535,000

Comparable Properties



3 Summit Rd BURWOOD 3125 (REI)

2 1 1

Price: $1,666,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 847 sqm approx

Agent Comments



1213 Riversdale Rd BOX HILL SOUTH 3128 (REI/VG)

2 1 2

Price: $1,550,000
Method: Sold Before Auction
Date: 18/02/2025
Property Type: House (Res)
Land Size: 696 sqm approx

Agent Comments



21 Bronte Av BURWOOD 3125 (REI/VG)

4 2 3

Price: $1,630,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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