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: 301/326-328 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $530,000 Property Type Unit Suburb Burwood

Period - From 12/05/2024 to 11/05/2025 Source Property Data

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	106/326-328 Burwood Hwy BURWOOD 3125	$491,000	08/04/2025
2	110/2 Yarra Bing Cr BURWOOD 3125	$460,000	06/02/2025
3			

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: 12/05/2025 15:36

301/326-328 Burwood Highway, Burwood Vic 3125

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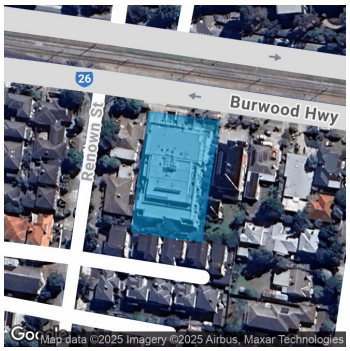

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
12/05/2024 - 11/05/2025: $530,000

Comparable Properties



106/326-328 Burwood Hwy BURWOOD 3125 (REI)

2 2 1

Price: $491,000
Method: Private Sale
Date: 08/04/2025
Property Type: Apartment

Agent Comments



110/2 Yarra Bing Cr BURWOOD 3125 (REI/VG)

2 1 1

Price: $460,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment

Agent Comments

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.

Account - Heavyside

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