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	16 Sandowen Avenue, Burwood East VIC 3151

Indicative selling price

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

Range between $1,250,000 & $1,315,000

Median sale price

Median price $1,281,525 Property Type House Suburb Burwood East

Period - From 17/01/2025 to 16/07/2025 Source core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Aruma Court Burwood East VIC 3151	$1,316,000	31/05/2025
6 Lana Street Blackburn South VIC 3130	$1,210,000	24/05/2025
4 Henwood Street Forest Hill VIC 3131	$1,301,000	21/06/2025

This Statement of Information was prepared on: 17/07/2025