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	23b Montpellier Road, Burwood VIC 3125

Indicative selling price

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

Range between $1,350,000 & $1,400,000

Median sale price

Median price $799,500 Property Type Unit Suburb Burwood

Period - From 03/02/2025 to 03/08/2025 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
4B Salisbury Road Ashwood VIC 3147	$1,395,000	27/05/2025
3/11 Bronte Avenue Burwood VIC 3125	$1,380,000	05/07/2025
1/1 Spence Street Burwood VIC 3125	$1,305,000	29/04/2025

This Statement of Information was prepared on: 04/08/2025