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	15 Cloverdale Close, Burwood East Vic 3151

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,339,750 Property Type House Suburb Burwood East

Period - From 01/07/2025 to 30/09/2025 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	1 Dalroy Cr VERMONT SOUTH 3133	$1,175,500	24/11/2025
2	41 Sevenoaks Rd BURWOOD EAST 3151	$1,283,000	15/11/2025
3	24 Vanbrook St FOREST HILL 3131	$1,205,000	18/10/2025

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: 25/11/2025 13:54

15 Cloverdale Close, Burwood East Vic 3151

Jess Nedelkos
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Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2025: $1,339,750

Comparable Properties



1 Dalroy Cr VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,175,500
Method: Private Sale
Date: 24/11/2025
Property Type: House
Land Size: 659 sqm approx

Agent Comments



41 Sevenoaks Rd BURWOOD EAST 3151 (REI)

4 2 2

Price: $1,283,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 590 sqm approx

Agent Comments



24 Vanbrook St FOREST HILL 3131 (REI)

3 2 4

Price: $1,205,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 681 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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