

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

32 Range Road, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,040,000

&

\$1,070,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Burwood East

Period - From

03/09/2024

to

02/09/2025

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	7/11 Windsor St BURWOOD EAST 3151	\$1,130,000	21/06/2025
2	3 Bellevue Av BURWOOD EAST 3151	\$1,090,000	12/04/2025
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:

03/09/2025 12:51

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3 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,040,000 - \$1,070,000
Median House Price
03/09/2024 - 02/09/2025: \$1,335,000

Comparable Properties



7/11 Windsor St BURWOOD EAST 3151 (REI)

Agent Comments

3 2 2

Price: \$1,130,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Unit



3 Bellevue Av BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 2 1

Price: \$1,090,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 352 sqm approx

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.