

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

301/362 Burwood Highway, Burwood Vic 3125

Indicative selling price

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

Range between \$620,000 & \$630,000

Median sale price

Median price	\$979,500	Property Type	Unit	Suburb	Burwood
Period - From	01/10/2025	to	31/12/2025	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	114/9 Foundation Blvd BURWOOD EAST 3151	\$640,000	08/01/2026
2	102/362-364 Burwood Hwy BURWOOD 3125	\$640,000	28/11/2025
3	G04/362 Burwood Hwy BURWOOD 3125	\$620,000	08/08/2025

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:

02/02/2026 17:13



Property Type: Apartment

Agent Comments

Built around 2022, the total area is approx.86sqm, including an internal area of approx.78sqm and a balcony area of 8sqm. Council rate: approx. \$1100 PA OC fees: approx. \$3600 PA.

Indicative Selling Price

\$620,000 - \$630,000

Median Unit Price

December quarter 2025: \$979,500

Comparable Properties



114/9 Foundation Blvd BURWOOD EAST 3151 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 08/01/2026

Property Type: Apartment



102/362-364 Burwood Hwy BURWOOD 3125 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment



G04/362 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 08/08/2025

Property Type: Apartment

Account - The One Real Estate (AU) | P: 03 7007 5707