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	31 LORRAINE DRIVE BURWOOD EAST VIC 3151

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,200,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,336,000	Property type	House	Suburb	Burwood East
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 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
58 BONVIEW CRESCENT BURWOOD EAST VIC 3151	$1,168,888	20-Dec-25
2 BONVIEW CRESCENT BURWOOD EAST VIC 3151	$1,150,000	12-Nov-25
104 ELEY ROAD BURWOOD EAST VIC 3151	$1,308,000	17-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 09 February 2026

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58 BONVIEW CRESCENT BURWOOD EAST VIC 3151

3 2 3

Sold Price **$1,168,888** Sold Date **20-Dec-25**

Distance **0.3km**



2 BONVIEW CRESCENT BURWOOD EAST VIC 3151

3 1 1

Sold Price **$1,150,000** Sold Date **12-Nov-25**

Distance **0.38km**



104 ELEY ROAD BURWOOD EAST VIC 3151

4 2 2

Sold Price **$1,308,000** Sold Date **17-Nov-25**

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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