

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

24 Farleigh Avenue, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,475,000

Property Type

House

Suburb

Burwood

Period - From

01/04/2025

to

31/03/2026

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.

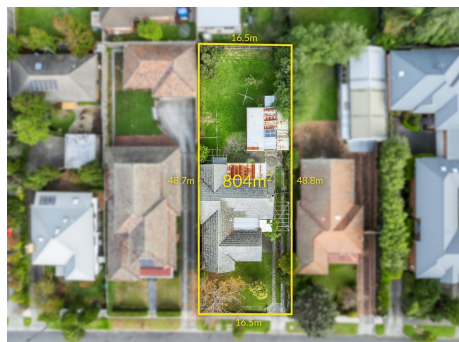
	Address of comparable property	Price	Date of sale
1	33 Middleborough Rd BURWOOD 3125	\$1,320,000	02/05/2026
2	11 Worrall St BURWOOD 3125	\$1,354,500	29/04/2026
3	51 Andrews St BURWOOD 3125	\$1,550,000	14/02/2026

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:

25/06/2026 16:14



Property Type: House
Land Size: 804 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending March 2026: \$1,475,000

Comparable Properties



33 Middleborough Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,320,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 852 sqm approx



11 Worrall St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,354,500
Method: Sold Before Auction
Date: 29/04/2026
Property Type: House (Res)
Land Size: 864 sqm approx



51 Andrews St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,550,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 839 sqm approx

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