

# 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

G22A/399 Burwood Highway, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Burwood

Period - From

04/08/2025

to

03/08/2026

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 | 110/326 Burwood Hwy BURWOOD 3125  | \$350,000 | 23/05/2026   |
| 2 | G19A/399 Burwood Hwy BURWOOD 3125 | \$310,000 | 14/05/2026   |
| 3 | 217A/399 Burwood Hwy BURWOOD 3125 | \$320,000 | 07/03/2026   |

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:

04/08/2026 11:43



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
04/08/2025 - 03/08/2026: \$615,000

## Comparable Properties

110/326 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



**Price:** \$350,000  
**Method:** Sale  
**Date:** 23/05/2026  
**Property Type:** Subdivided Flat - Single OYO Flat



G19A/399 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments



**Price:** \$310,000  
**Method:** Private Sale  
**Date:** 14/05/2026  
**Property Type:** Apartment



217A/399 Burwood Hwy BURWOOD 3125 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 07/03/2026  
**Property Type:** Subdivided Flat - Single OYO Flat

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