

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

149 STATION STREET BURWOOD VIC 3125

Indicative selling price

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

Single Price

or range
between

\$1,050,000

&

\$1,125,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,505,000

Property type

House

Suburb

Burwood

Period-from

12 Aug 2025

to

12 Feb 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

301 STATION STREET BOX HILL SOUTH VIC 3128	\$1,071,000	30-Aug-25
5/45-47 GREENWOOD STREET BURWOOD VIC 3125	\$1,255,000	16-Aug-25
1/132 Highbury Road Burwood VIC 3125	\$1,060,000	10-Jan-26

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: 12 February 2026