

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

22 Robert Street, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,260,000

Property Type

House

Suburb

Burwood East

Period - From

01/04/2026

to

30/06/2026

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	6 Duband St BURWOOD EAST 3151	\$1,204,500	29/08/2026
2	14 Stanley Rd VERMONT SOUTH 3133	\$1,200,000	15/08/2026
3	50 Bonview Cr BURWOOD EAST 3151	\$1,163,000	09/05/2026

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:

31/08/2026 14:19



4
 2
 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

June quarter 2026: \$1,260,000

Comparable Properties

**6 Duband St BURWOOD EAST 3151 (REI)**

Agent Comments

3
 2
 2

Price: \$1,204,500**Method:** Auction Sale**Date:** 29/08/2026**Property Type:** House (Res)**Land Size:** 585 sqm approx**14 Stanley Rd VERMONT SOUTH 3133 (REI)**

Agent Comments

4
 2
 2

Price: \$1,200,000**Method:** Private Sale**Date:** 15/08/2026**Property Type:** House**Land Size:** 650 sqm approx**50 Bonview Cr BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3
 2
 2

Price: \$1,163,000**Method:** Auction Sale**Date:** 09/05/2026**Property Type:** House (Res)**Land Size:** 589 sqm approx