

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

41 Harrison Avenue, Burwood Vic 3125

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,511,000 Property Type House Suburb Burwood

Period - From 01/10/2025 to 31/12/2025 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	45 Harrison Av BURWOOD 3125	\$1,680,000	29/11/2025
2	2 Duke St ASHBURTON 3147	\$1,725,000	15/11/2025
3	13 Douglas St ASHWOOD 3147	\$1,700,000	04/10/2025

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:

02/02/2026 13:24



Property Type: House

Land Size: 745 sqm approx

Agent Comments

Comparable Properties



45 Harrison Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,680,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 862 sqm approx



2 Duke St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,725,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 696 sqm approx



13 Douglas St ASHWOOD 3147 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Sold Before Auction

Date: 04/10/2025

Property Type: House (Res)

Land Size: 802 sqm approx

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