

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

1/14-16 Somers Street, Burwood Vic 3125

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$825,000

Property Type Unit

Suburb Burwood

Period - From 01/07/2025

to 30/09/2025

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 | 2 Tea Tree La BURWOOD 3125 | \$661,000 | 01/11/2025 |
| 2 | 3/270 Warrigal Rd GLEN IRIS 3146 | \$693,000 | 26/09/2025 |
| 3 | 6/13 Myrniong St GLEN IRIS 3146 | \$661,000 | 20/09/2025 |

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:

12/12/2025 14:32



2 1 1

Property Type: Unit
Agent Comments

Comparable Properties



2 Tea Tree La BURWOOD 3125 (REI)

[Agent Comments](#)

2 1 1

Price: \$661,000
Method: Auction Sale
Date: 01/11/2025
Property Type: Townhouse (Res)



3/270 Warrigal Rd GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)

2 1 1

Price: \$693,000
Method: Private Sale
Date: 26/09/2025
Property Type: Unit



6/13 Myrning St GLEN IRIS 3146 (REI)

[Agent Comments](#)

2 1 1

Price: \$661,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Apartment