

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

4 MUSCAT AVENUE BURNSIDE HEIGHTS VIC 3023

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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Burnside Heights

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

7 RYANS COURT BURNSIDE HEIGHTS VIC 3023	\$750,000	08-Apr-25
16 WILLS TERRACE BURNSIDE HEIGHTS VIC 3023	\$730,000	01-Feb-25
4 LANDCOX WAY CAROLINE SPRINGS VIC 3023	\$780,000	27-Mar-25

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: 04 June 2025

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7 RYANS COURT BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price **\$750,000** Sold Date **08-Apr-25**

Distance **0.77km**



16 WILLS TERRACE BURNSIDE HEIGHTS VIC 3023

3 2 2

Sold Price **\$730,000** Sold Date **01-Feb-25**

Distance **0.8km**



4 LANDCOX WAY CAROLINE SPRINGS VIC 3023

3 2 2

Sold Price **\$780,000** Sold Date **27-Mar-25**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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