

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

6 FORSYTH CLOSE BURNSIDE 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	\$850,000	&	\$890,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$813,750	Property type	House	Suburb	Burnside
Period-from	01 Jan 2025	to	31 Dec 2025	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
11 MOCKRIDGE AVENUE BURNSIDE VIC 3023	\$875,000	24-Oct-25
4 GRANVIA CIRCUIT BURNSIDE VIC 3023	\$870,000	04-Oct-25
25 SONOMA STREET BURNSIDE VIC 3023	\$850,000	08-Sep-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: 15 January 2026



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11 MOCKRIDGE AVENUE BURNSIDE Sold Price
VIC 3023

3 2 2

\$875,000 Sold Date **24-Oct-25**

Distance **0.38km**



4 GRANVIA CIRCUIT BURNSIDE Sold Price
VIC 3023

4 2 2

\$870,000 Sold Date **04-Oct-25**

Distance **0.92km**



25 SONOMA STREET BURNSIDE Sold Price
VIC 3023

4 2 2

Sold Price

\$850,000 Sold Date **08-Sep-25**

Distance **1.36km**

RS = Recent sale **UN** = Undisclosed Sale

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