

# 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

46 Gibdon Street, Burnley Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$1,370,000

Property Type House

Suburb Burnley

Period - From 28/01/2024

to 27/01/2025

Source Property Data

### 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	50 Madden Gr BURNLEY 3121	\$1,100,000	11/01/2025
2	31 Brighton St RICHMOND 3121	\$1,005,000	23/11/2024
3	76 Stawell St RICHMOND 3121	\$1,090,000	29/10/2024

**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:

28/01/2025 16:21



2 1

**Property Type:** House  
(Residential)  
**Land Size:** 174 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
28/01/2024 - 27/01/2025: \$1,370,000

## Comparable Properties



**50 Madden Gr BURNLEY 3121 (REI)**

**Agent Comments**

2 1 -

**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 11/01/2025  
**Property Type:** House



**31 Brighton St RICHMOND 3121 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$1,005,000  
**Method:** Auction Sale  
**Date:** 23/11/2024  
**Property Type:** House (Res)  
**Land Size:** 158 sqm approx



**76 Stawell St RICHMOND 3121 (VG)**

**Agent Comments**

2 - -

**Price:** \$1,090,000  
**Method:** Sale  
**Date:** 29/10/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 116 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693



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