

# 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

3 5 Keogh Street, Burwood Vic 3125

### Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,117,500 Property Type Townhouse Suburb Burwood

Period - From 15/02/2024 to 14/02/2025 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	2/51 Cadorna St BOX HILL SOUTH 3128	\$1,100,000	20/09/2024
2			
3			

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: 15/02/2025 18:59



**Property Type:**  
**Land Size:** 207 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
15/02/2024 - 14/02/2025: \$1,117,500

## Comparable Properties



2/51 Cadorna St BOX HILL SOUTH 3128 (REI/VG)

Agent Comments



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 20/09/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 194 sqm approx

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.