

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

7 Skene Street, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,277,000 Property Type House Suburb Burwood East

Period - From 01/10/2024 to 31/12/2024 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	5a Jacqueline Rd MOUNT WAVERLEY 3149	\$1,545,000	22/02/2025
2	13 Pindan Ct MOUNT WAVERLEY 3149	\$1,472,816	15/02/2025
3	2/25 Mccubbin St BURWOOD 3125	\$1,372,000	08/02/2025

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:

02/03/2025 22:16



Rooms: 5
Property Type: House (Res)
Land Size: 340 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
December quarter 2024: \$1,277,000

Comparable Properties



5a Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,545,000
Method: Private Sale
Date: 22/02/2025
Property Type: Townhouse (Single)



13 Pindan Ct MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,472,816
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)



2/25 Mccubbin St BURWOOD 3125 (REI)

[Agent Comments](#)



Price: \$1,372,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)
Land Size: 345 sqm approx