

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

2/25 Mccubbin Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$1,094,000

Property Type

Townhouse

Suburb

Burwood

Period - From

13/01/2024

to

12/01/2025

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	3/16 Johnston St BURWOOD 3125	\$1,230,000	30/11/2024
2	12a Talbett St BURWOOD 3125	\$1,216,000	26/10/2024
3	5 Burn Nar Look Dr BURWOOD 3125	\$1,203,000	05/10/2024

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:

13/01/2025 12:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median Townhouse Price
13/01/2024 - 12/01/2025: \$1,094,000

Comparable Properties



3/16 Johnston St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)



12a Talbett St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,216,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 459 sqm approx



5 Burn Nar Look Dr BURWOOD 3125 (REI)

Agent Comments



Price: \$1,203,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 224 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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