

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

8/1 Winton Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,094,000

Property Type Townhouse

Suburb Burwood

Period - From 16/04/2024

to

15/04/2025

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	1/20 Cumming St BURWOOD 3125	\$1,120,000	25/03/2025
2	1/47 Station St BURWOOD 3125	\$1,111,000	22/03/2025
3	3/16 Johnston St BURWOOD 3125	\$1,230,000	30/11/2024

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:

16/04/2025 14:47



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Townhouse Price
16/04/2024 - 15/04/2025: \$1,094,000

Comparable Properties



1/20 Cumming St BURWOOD 3125 (REI)

Agent Comments

4 4 3

Price: \$1,120,000
Method: Sold Before Auction
Date: 25/03/2025
Property Type: Townhouse (Res)
Land Size: 249 sqm approx



1/47 Station St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,111,000
Method: Auction Sale
Date: 22/03/2025
Property Type: Townhouse (Res)
Land Size: 281 sqm approx



3/16 Johnston St BURWOOD 3125 (REI/VG)

Agent Comments

4 3 2

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