Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$1,230,000

Property offered for sale

Address	8/1 Winton Street, Burwood Vic 3125
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,050,000	&	\$1,150,000
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Median sale price

Median price	\$1,094,000	Pro	perty Type To	ownhouse		Suburb	Burwood
Period - From	16/04/2024	to	15/04/2025	Sc	ource	Property	/ Data

Comparable property sales (*Delete A or B below as applicable)

3/16 Johnston St BURWOOD 3125

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.

Add	lress 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

OR

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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



30/11/2024







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)

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Agent Comments

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)

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Agent Comments

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)

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Price: \$1,230,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: Townhouse (Res)

Agent Comments

Account - VICPROP | P: 03 8888 1011





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