

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

1/14 MCCUBBIN STREET BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,000

Property type

Unit

Suburb

Burwood

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

5/411-413 HIGHBURY ROAD BURWOOD VIC 3125	\$820,000	23-Aug-25
2/43 MIDDLEBOROUGH ROAD BURWOOD VIC 3125	\$880,000	16-Aug-25
28/12 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$840,000	12-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 23 October 2025



**5/411-413 Highbury Road
Burwood VIC 3125**

 3  2  1

Sold Price **\$820,000** Sold Date **23-Aug-25**

Distance **0.4km**



**2/43 Middleborough Road
Burwood VIC 3125**

 3  2  2

Sold Price **\$880,000** Sold Date **16-Aug-25**

Distance **0.16km**



**28/12 Surrey Road Mount
Waverley VIC 3149**

 3  1  1

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **12-Oct-25**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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