

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

1/9 Mccubbin Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$806,000

Property Type

Unit

Suburb

Burwood

Period - From

01/07/2024

to

30/06/2025

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	1/28 Mccomas Gr BURWOOD 3125	\$770,000	20/09/2025
2	6/41 Prospect St MOUNT WAVERLEY 3149	\$788,000	23/08/2025
3	3/5 Renown St BURWOOD 3125	\$825,000	26/07/2025

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:

02/10/2025 11:05



Property Type:

Agent Comments

Comparable Properties

1/28 Mccomas Gr BURWOOD 3125 (REI)

Agent Comments



Price: \$770,000

Method: Auction Sale

Date: 20/09/2025

Property Type: Unit



6/41 Prospect St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$788,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit

Land Size: 243 sqm approx



3/5 Renown St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 26/07/2025

Property Type: Unit

Account - Harcourts Manningham | P: 03 9842 8000