Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | le | | | | | | | |
|---|--|-------------------------|---------------------|---------------|-----------|-------------|-------------------------|--|
| Address Including suburb and postcode | 3 CUNNINGHAM CHASE BURNSIDE HEIGHTS VIC 3023 | | | | | | | |
| Indicative selling price For the meaning of this price | e see consumer.vid | c.gov.au | ı/underquoting | (*Delete sing | gle price | e or range | as applicable) | |
| Single Price | | | or range between | \$870,0 | \$870,000 | | \$890,000 | |
| Median sale price (*Delete house or unit as ap | plicable) | | | | | | | |
| Median Price | \$748,000 | \$748,000 Property type | | | House | | Suburb Burnside Heights | |
| Period-from | 01 Nov 2024 | 4 to 31 Oct 2025 | | | Source | ce 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 | | | | | | | | |
| OR | | | | | | | | |

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: 01 November 2025



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