

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

425 Burnley Street, Burnley Vic 3121

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

Median sale price

Median price \$1,372,500

Property Type House

Suburb Burnley

Period - From 19/11/2024

to

18/11/2025

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	16 McCrae Mews RICHMOND 3121	\$2,375,000	25/10/2025
2	1 Flintoft Av TOORAK 3142	\$2,550,000	10/09/2025
3	17 Barton St HAWTHORN 3122	\$2,725,000	19/05/2025

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:

19/11/2025 16:16



 3  1  4

Property Type: House
Land Size: 731 sqm approx
Agent Comments

Indicative Selling Price
\$2,500,000 - \$2,700,000
Median House Price
19/11/2024 - 18/11/2025: \$1,372,500

Comparable Properties



16 McCrae Mews RICHMOND 3121 (REI)

 5  3  4

Price: \$2,375,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 502 sqm approx

Agent Comments
Smaller land size, superior condition



1 Flintoft Av TOORAK 3142 (REI/VG)

 3  2  4

Price: \$2,550,000
Method: Private Sale
Date: 10/09/2025
Property Type: House

Agent Comments
Smaller land size, superior condition



17 Barton St HAWTHORN 3122 (REI/VG)

 3  1  4

Price: \$2,725,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 763 sqm approx

Agent Comments
Similar land size and condition

Account - Woodards South Yarra | P: 03 9866 4411 | F: 03 9866 4504