Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

19 Gibdon Street, Burnley Vic 3121
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Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,130,000	Pro	perty Type	House		Suburb	Burnley
Period - From	05/05/2024	to	04/05/2025		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.

Ad	dress of comparable property	Price	Date of sale
1	25 Evelina Rd TOORAK 3142	\$2,088,000	29/03/2025
2	134 Coppin St RICHMOND 3121	\$2,010,000	29/03/2025
3	42 Parkville St BURNLEY 3121	\$2,200,000	01/03/2025

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:	05/05/2025 15:12













Property Type: House (Res) Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 **Median House Price** 05/05/2024 - 04/05/2025: \$1,130,000

Comparable Properties



25 Evelina Rd TOORAK 3142 (REI)







Price: \$2,088,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res)

Agent Comments



134 Coppin St RICHMOND 3121 (REI)







Price: \$2,010,000 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res)

Agent Comments



42 Parkville St BURNLEY 3121 (REI)





Agent Comments

Price: \$2,200,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 346 sqm approx

Account - BigginScott | P: 03 9426 4000





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