

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

3 Crick Walk, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,198,000

Property Type Townhouse

Suburb Burwood East

Period - From 08/05/2025

to

07/05/2026

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	1/33 Dobell St BLACKBURN SOUTH 3130	\$1,120,000	28/03/2026
2	4/31 Mccubbin St BURWOOD 3125	\$924,000	19/03/2026
3	1/1 Winton St BURWOOD 3125	\$1,070,000	17/11/2025

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:

08/05/2026 13:08



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
08/05/2025 - 07/05/2026: \$1,198,000

Comparable Properties



1/33 Dobell St BLACKBURN SOUTH 3130 (REI)

Agent Comments

3 2 2

Price: \$1,120,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



4/31 Mccubbin St BURWOOD 3125 (REI)

Agent Comments

3 1 1

Price: \$924,000
Method: Auction Sale
Date: 19/03/2026
Property Type: Townhouse (Res)



1/1 Winton St BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$1,070,000
Method: Private Sale
Date: 17/11/2025
Property Type: Townhouse (Single)