

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

33 Goold Street, Burwood Vic 3125

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

\$1,420,000

Property Type

House

Suburb

Burwood

Period - From

01/07/2025

to

30/06/2026

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	19 Leonard St BURWOOD 3125	\$1,041,000	11/07/2026
2	2 Goold St BURWOOD 3125	\$1,036,000	20/06/2026
3	157 Highbury Rd BURWOOD 3125	\$1,025,000	20/06/2026

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:

11/08/2026 11:43



 3
  1
  1

Property Type: House
Land Size: 537 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 Year ending June 2026: \$1,420,000

Comparable Properties



19 Leonard St BURWOOD 3125 (REI)

Agent Comments

 3
  2
  2

Price: \$1,041,000
Method: Auction Sale
Date: 11/07/2026
Property Type: House (Res)
Land Size: 621 sqm approx



2 Goold St BURWOOD 3125 (REI)

Agent Comments

 3
  2
  2

Price: \$1,036,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 535 sqm approx



157 Highbury Rd BURWOOD 3125 (REI)

Agent Comments

 3
  2
  2

Price: \$1,025,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 696 sqm approx

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