

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

5 Magnolia Walk, Burwood Vic 3125

Indicative selling price

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

Range between \$610,000 & \$660,000

Median sale price

Median price \$1,076,000 Property Type Townhouse Suburb Burwood

Period - From 09/04/2025 to 08/04/2026 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	G6/25 Trent St GLEN IRIS 3146	\$637,500	23/11/2025
2	2 Tea Tree La BURWOOD 3125	\$661,000	01/11/2025
3			

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: 09/04/2026 13:40



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$610,000 - \$660,000

Median Townhouse Price

09/04/2025 - 08/04/2026: \$1,076,000

Comparable Properties



G6/25 Trent St GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$637,500

Method: Sale

Date: 23/11/2025

Property Type: Strata Unit/Flat



2 Tea Tree La BURWOOD 3125 (REI/VG)

Agent Comments

2 1 1

Price: \$661,000

Method: Auction Sale

Date: 01/11/2025

Property Type: Townhouse (Res)

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.

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