

# 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

9 Gibdon Street, Burnley Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$2,000,000

&

\$2,200,000

### Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Burnley

Period - From

03/06/2024

to

02/06/2025

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	134 Coppin St RICHMOND 3121	\$2,010,000	29/03/2025
2	65 Charles St RICHMOND 3121	\$2,420,000	15/12/2024
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:

03/06/2025 15:01



 4  2 

Property Type: House  
Agent Comments

Indicative Selling Price  
\$2,000,000 - \$2,200,000  
Median House Price  
03/06/2024 - 02/06/2025: \$1,150,000

## Comparable Properties



134 Coppin St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,010,000  
Method: Auction Sale  
Date: 29/03/2025  
Property Type: House (Res)  
Land Size: 151 sqm approx



65 Charles St RICHMOND 3121 (REI/VG)

Agent Comments

 3  2  -

Price: \$2,420,000  
Method: Private Sale  
Date: 15/12/2024  
Property Type: House  
Land Size: 206 sqm approx

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.