

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

2/4 Talbett Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,511,750 Property Type House Suburb Burwood

Period - From 01/01/2025 to 31/12/2025 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	3/36 Cumming St BURWOOD 3125	\$1,190,000	06/12/2025
2	2/24 Wridgway Av BURWOOD 3125	\$1,188,800	13/11/2025
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:

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Property Type: House (Res)
Land Size: 160 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending December 2025: \$1,511,750

Comparable Properties



3/36 Cumming St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Auction Sale
Date: 06/12/2025
Property Type: Townhouse (Res)



2/24 Wridgway Av BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,188,800
Method: Private Sale
Date: 13/11/2025
Property Type: Townhouse (Res)
Land Size: 151 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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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