

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000 & \$1,150,000

### 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	1/132 Highbury Rd BURWOOD 3125	\$1,060,000	06/01/2026
2	6/19 Hughes St BURWOOD 3125	\$1,082,000	13/09/2025
3	3 Yarra Bing Cr BURWOOD 3125	\$1,100,000	12/09/2025

**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: 12/03/2026 14:00



 4    3    2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending December 2025: \$1,511,750

## Comparable Properties



1/132 Highbury Rd BURWOOD 3125 (REI/VG)

Agent Comments

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**Price:** \$1,060,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 278 sqm approx



6/19 Hughes St BURWOOD 3125 (REI/VG)

Agent Comments

 4    3    2

**Price:** \$1,082,000  
**Method:** Auction Sale  
**Date:** 13/09/2025  
**Property Type:** Townhouse (Res)

3 Yarra Bing Cr BURWOOD 3125 (VG)

Agent Comments

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**Price:** \$1,100,000  
**Method:** Sale  
**Date:** 12/09/2025  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single  
OYO Dwelling

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