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	39 Mccubbin Street, Burwood Vic 3125

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,606,750 Property Type House Suburb Burwood

Period - From 01/04/2025 to 30/06/2025 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	15 Johnston St BURWOOD 3125	$1,675,000	06/09/2025
2	6 Stephens St BURWOOD 3125	$1,440,000	22/07/2025
3	11 Cromwell St BURWOOD 3125	$1,380,000	29/03/2025

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: 09/09/2025 10:37

39 Mccubbin Street, Burwood Vic 3125

Steven Zervas
0423767621
steven@heavyside.co



4 1 2

Property Type: House (Res)
Land Size: 895 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
June quarter 2025: $1,606,750

Comparable Properties



15 Johnston St BURWOOD 3125 (REI)

3 1 1

Price: $1,675,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 919 sqm approx

Agent Comments



6 Stephens St BURWOOD 3125 (REI)

4 1 2

Price: $1,440,000
Method: Sold Before Auction
Date: 22/07/2025
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

11 Cromwell St BURWOOD 3125 (REI/VG)

3 1 2

Price: $1,380,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments

Account - Heavyside

REIV THE DIFFERENCE

propertydata .com.au

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