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	251 Stawell Street, Burnley Vic 3121

Indicative selling price

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

Single price $880,000

Median sale price

Median price $1,429,000 Property Type House Suburb Burnley

Period - From 07/01/2024 to 06/01/2025 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	93 Stawell St RICHMOND 3121	$890,000	27/11/2024
2	7 Carroll St RICHMOND 3121	$932,000	19/10/2024
3	338 Burnley St RICHMOND 3121	$880,000	17/08/2024

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: 07/01/2025 16:26

251 Stawell Street, Burnley Vic 3121



3 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$880,000
Median House Price
07/01/2024 - 06/01/2025: $1,429,000

Comparable Properties



93 Stawell St RICHMOND 3121 (REI/VG)

2 1 -

Price: $890,000
Method: Sold Before Auction
Date: 27/11/2024
Property Type: House (Res)
Land Size: 130 sqm approx

Agent Comments



7 Carroll St RICHMOND 3121 (REI/VG)

2 1 1

Price: $932,000
Method: Private Sale
Date: 19/10/2024
Property Type: House
Land Size: 168 sqm approx

Agent Comments



338 Burnley St RICHMOND 3121 (REI/VG)

3 1 1

Price: $880,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 191 sqm approx

Agent Comments

Account - BigginScott | P: 03 9426 4000

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