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	11 Cromwell Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,371,000 Property Type House Suburb Burwood

Period - From 01/10/2024 to 31/12/2024 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	50 Finch St BURWOOD 3125	$1,155,000	16/12/2024
2	12 Begonia St BOX HILL SOUTH 3128	$1,250,000	30/11/2024
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: 03/03/2025 15:21

11 Cromwell Street, Burwood Vic 3125

Cameron Edgoose
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3 1 2

Property Type: House
Land Size: 766 sqm approx

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
December quarter 2024: $1,371,000

Agent Comments

Conveniently nestled amidst popular cafes, restaurants and shopping, this humble freestanding home on 766 sqm (approx) with a 16.77m (approx) frontage displays all the hallmarks of valuable real estate; prime position, spacious proportions and endless potential.

Comparable Properties



50 Finch St BURWOOD 3125 (REI/VG)

3 1 3

Price: $1,155,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 590 sqm approx

Agent Comments



12 Begonia St BOX HILL SOUTH 3128 (REI/VG)

3 1 1

Price: $1,250,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 770 sqm approx

Agent Comments

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.

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