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	6 Woolcock Close, Burwood Vic 3125

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $1,390,000 Property Type House Suburb Burwood

Period - From 01/01/2024 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	47 Brockhoff Dr BURWOOD 3125	$1,670,000	15/02/2025
2	2/25 Mccubbin St BURWOOD 3125	$1,372,000	08/02/2025
3	1/62 Roslyn St BURWOOD 3125	$1,560,000	23/11/2024

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: 20/02/2025 11:55

6 Woolcock Close, Burwood Vic 3125

Brian Pan
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4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median House Price
Year ending December 2024: $1,390,000

Comparable Properties



47 Brockhoff Dr BURWOOD 3125 (REI)

4 2 2

Price: $1,670,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments



2/25 Mccubbin St BURWOOD 3125 (REI)

4 3 2

Price: $1,372,000
Method: Auction Sale
Date: 08/02/2025
Property Type: Townhouse (Res)
Land Size: 345 sqm approx

Agent Comments



1/62 Roslyn St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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