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	10 Crimea Street, Burnley Vic 3121

Indicative selling price

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

Range between $1,710,000 & $1,810,000

Median sale price

Median price $1,506,000 Property Type House Suburb Burnley

Period - From 30/09/2024 to 29/09/2025 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	57 Palmer St RICHMOND 3121	$1,650,000	06/09/2025
2	90 Bendigo St RICHMOND 3121	$1,700,000	12/04/2025
3	42 Mary St RICHMOND 3121	$1,655,000	07/04/2025

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: 30/09/2025 17:42

10 Crimea Street, Burnley Vic 3121

JellisCraig



3 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,710,000 - $1,810,000
Median House Price
30/09/2024 - 29/09/2025: $1,506,000

Comparable Properties



57 Palmer St RICHMOND 3121 (REI)

3 1 -

Price: $1,650,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)

Agent Comments



90 Bendigo St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,700,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House
Land Size: 202 sqm approx

Agent Comments



42 Mary St RICHMOND 3121 (REI/VG)

3 1 1

Price: $1,655,000
Method: Private Sale
Date: 07/04/2025
Property Type: House
Land Size: 188 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE

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