

## 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

2/56 STATION STREET BURWOOD VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$960,000

&

\$1,030,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$836,500

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

### 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 6 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

|                                         |             |           |
|-----------------------------------------|-------------|-----------|
| 2/42 GILLARD STREET BURWOOD VIC 3125    | \$948,000   | 08-Nov-25 |
| 1/14 MCCUBBIN STREET BURWOOD VIC 3125   | \$953,000   | 07-Dec-25 |
| 34 BURN NAR LOOK DRIVE BURWOOD VIC 3125 | \$1,008,000 | 27-Oct-25 |

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 6 months.~~

This Statement of Information was prepared on: 03 March 2026



**2/42 GILLARD STREET BURWOOD VIC 3125** Sold Price **\$948,000** Sold Date **08-Nov-25**

 3  2  2

Distance **0.6km**



**1/14 MCCUBBIN STREET BURWOOD VIC 3125** Sold Price **\$953,000** Sold Date **07-Dec-25**

 3  2  2

Distance **0.88km**



**34 BURN NAR LOOK DRIVE BURWOOD VIC 3125** Sold Price **\$1,008,000** Sold Date **27-Oct-25**

 4  2  -

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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