

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 Stephens Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,535,000

Property Type House

Suburb Burwood

Period - From 01/01/2025

to

31/03/2025

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	129 Huntingdale Rd ASHWOOD 3147	\$1,322,904	17/04/2025
2			
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:

10/06/2025 12:35



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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

March quarter 2025: \$1,535,000



4 1 2

Property Type: House

Agent Comments

Comparable Properties



129 Huntingdale Rd ASHWOOD 3147 (REI)

Agent Comments

4 1 2

Price: \$1,322,904
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 728 sqm approx

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.