

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

13 Finch Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,250,000

&

\$1,375,000

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	16 Rees St BURWOOD 3125	\$1,285,000	27/05/2025
2	11 Winton St BURWOOD 3125	\$1,275,000	29/03/2025
3	11 Cromwell St BURWOOD 3125	\$1,380,000	29/03/2025

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:

20/06/2025 09:12

13 Finch Street, Burwood Vic 3125

**Jellis
Craig**

Michael Alevras

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Indicative Selling Price

\$1,250,000 - \$1,375,000

Median House Price

March quarter 2025: \$1,535,000



3 1 1

Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



16 Rees St BURWOOD 3125 (REI)

Agent Comments

3 1 1

Price: \$1,285,000

Method: Private Sale

Date: 27/05/2025

Property Type: House

Land Size: 635 sqm approx



11 Winton St BURWOOD 3125 (REI/VG)

Agent Comments

3 1 2

Price: \$1,275,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 595 sqm approx

11 Cromwell St BURWOOD 3125 (REI)

Agent Comments

3 1 2

Price: \$1,380,000

Method: Auction Sale

Date: 29/03/2025

Property Type: House (Res)

Land Size: 766 sqm approx

Account - Jellis Craig | P: 03 88498088



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