

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

3 CUTHBERT PLACE BURNSIDE VIC 3023

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Burnside

Period-from

01 Dec 2024

to

30 Nov 2025

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

1 STRICKLAND CRESCENT BURNSIDE VIC 3023	\$730,000	28-Aug-25
1 LEWIS AVENUE BURNSIDE VIC 3023	\$736,000	18-Oct-25
7 WINDLE TERRACE BURNSIDE VIC 3023	\$582,000	26-Apr-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: 09 December 2025



1 STRICKLAND CRESCENT BURNSIDE VIC 3023

 3  2  1

Sold Price **\$730,000** Sold Date **28-Aug-25**

Distance **0.19km**



1 LEWIS AVENUE BURNSIDE VIC 3023

 3  2  1

Sold Price ^{RS} **\$736,000** Sold Date **18-Oct-25**

Distance **0.74km**



7 WINDLE TERRACE BURNSIDE VIC 3023

 3  2  1

Sold Price **\$582,000** Sold Date **26-Apr-25**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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