

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

2/4 FULTON CRESCENT BURWOOD VIC 3125

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

\$960,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,481,500

Property type

House

Suburb

Burwood

Period-from

01 Jun 2025

to

31 May 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

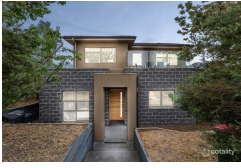
Date of sale

149 STATION STREET BURWOOD VIC 3125	\$1,030,000	14-Mar-26
2/10 KILSYTH AVENUE BURWOOD VIC 3125	\$1,018,888	11-May-26
2/1 EMERALD STREET MOUNT WAVERLEY VIC 3149	\$980,000	11-Mar-26

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: 15 June 2026



**149 STATION STREET BURWOOD
VIC 3125**

Sold Price

\$1,030,000

Sold Date

14-Mar-26

 3  2  2

Distance

0.76km



**2/10 KILSYTH AVENUE BURWOOD
VIC 3125**

Sold Price

\$1,018,888

Sold Date

11-May-26

 3  2  2

Distance

0.86km



**2/1 EMERALD STREET MOUNT
WAVERLEY VIC 3149**

Sold Price

\$980,000

Sold Date

11-Mar-26

 3  2  2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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