

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

1/50 Gibdon Street, Burnley Vic 3121

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,300,000

Property Type

Townhouse

Suburb

Burnley

Period - From

02/03/2025

to

01/03/2026

Source

Property Data

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	99 Duke St RICHMOND 3121	\$1,400,000	20/09/2025
2	6/27 Gibdon St BURNLEY 3121	\$1,520,000	13/09/2025
3	4/50 Gibdon St BURNLEY 3121	\$1,450,000	03/09/2025

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:

02/03/2026 08:33



Rooms: 5
Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$1,450,000
Median Townhouse Price
 02/03/2025 - 01/03/2026: \$1,300,000

Comparable Properties



99 Duke St RICHMOND 3121 (RE/IVG)

Agent Comments



Price: \$1,400,000
Method: Sold Before Auction
Date: 20/09/2025
Property Type: House (Res)
Land Size: 121 sqm approx

6/27 Gibdon St BURNLEY 3121 (VG)

Agent Comments



Price: \$1,520,000
Method: Sale
Date: 13/09/2025
Property Type: Townhouse (Conjoined)



4/50 Gibdon St BURNLEY 3121 (RE/IVG)

Agent Comments



Price: \$1,450,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000