

# 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

1/7 Cumming Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,450,000

### Median sale price

Median price

\$1,065,000

Property Type

Townhouse

Suburb

Burwood

Period - From

16/03/2025

to

15/03/2026

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	1/41 Surrey Rd MOUNT WAVERLEY 3149	\$1,450,000	09/02/2026
2	1/12 Tennyson St BURWOOD 3125	\$1,428,000	17/11/2025
3	3/10 Wridgway Av BURWOOD 3125	\$1,405,000	02/10/2025

**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:

16/03/2026 10:23



 5
  3
  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,450,000

**Median Townhouse Price**

16/03/2025 - 15/03/2026: \$1,065,000

## Comparable Properties



1/41 Surrey Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5
  2
  2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 09/02/2026

**Property Type:** Townhouse (Res)

1/12 Tennyson St BURWOOD 3125 (VG)

Agent Comments

 4
  -
  -

**Price:** \$1,428,000

**Method:** Sale

**Date:** 17/11/2025

**Property Type:** Flat/Unit/Apartment (Res)



3/10 Wridgway Av BURWOOD 3125 (REI/VG)

Agent Comments

 5
  4
  2

**Price:** \$1,405,000

**Method:** Private Sale

**Date:** 02/10/2025

**Property Type:** Townhouse (Single)

**Land Size:** 227 sqm approx

Account - Marshall White | P: 03 9822 9999



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