

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

7 Cherrill Street, Burnley Vic 3121

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,506,000

Property Type House

Suburb Burnley

Period - From 17/09/2024

to

16/09/2025

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	11 King St RICHMOND 3121	\$1,290,000	06/09/2025
2	68 Abinger St RICHMOND 3121	\$1,250,000	09/08/2025
3	52 Wellington St CREMORNE 3121	\$1,200,000	09/07/2025

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:

17/09/2025 09:51



3
 1
 1

Rooms: 4

Property Type: House

Land Size: 143 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

17/09/2024 - 16/09/2025: \$1,506,000

Comparable Properties



11 King St RICHMOND 3121 (REI)

Agent Comments

3
 1
 -

Price: \$1,290,000

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)



68 Abinger St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$1,250,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)



52 Wellington St CREMORNE 3121 (REI/VG)

Agent Comments

2
 1
 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 09/07/2025

Property Type: House (Res)

Land Size: 145 sqm approx

Account - BigginScott | P: 03 9426 4000