

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

10 Coppard Street, Burwood Vic 3125

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,535,000 Property Type House Suburb Burwood

Period - From 01/01/2025 to 31/03/2025 Source REIV

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	3/4-6 Keogh St BURWOOD 3125	\$940,000	17/05/2025
2	2/23 Duffy St BURWOOD 3125	\$1,000,000	03/05/2025
3	2/6 Fletcher Pde BURWOOD 3125	\$966,000	01/03/2025

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:

18/06/2025 14:22

10 Coppard Street, Burwood Vic 3125

JA CAIN

Christopher Cain

9805 2900

0419 140 765

chris@jacain.com.au

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

March quarter 2025: \$1,535,000



3 1 2

Property Type: House

Land Size: 263 sqm approx

Agent Comments

Comparable Properties



3/4-6 Keogh St BURWOOD 3125 (REI)

Agent Comments

3 2 1

Price: \$940,000

Method: Auction Sale

Date: 17/05/2025

Property Type: Townhouse (Res)



2/23 Duffy St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 03/05/2025

Property Type: Unit

Land Size: 509 sqm approx



2/6 Fletcher Pde BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$966,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 101 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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