

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

18 Hutchinson Street, Burwood East Vic 3151

Indicative selling price

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

Range between

\$1,050,000

 &

\$1,150,000

Median sale price

Median price

\$1,350,000

 Property Type

House

 Suburb

Burwood East

Period - From

01/01/2026

 to

31/03/2026

 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	189 Blackburn Rd BLACKBURN SOUTH 3130	\$1,086,000	16/05/2026
2	8 Crimson Av BLACKBURN SOUTH 3130	\$1,100,000	02/05/2026
3	1 Manooka St BURWOOD EAST 3151	\$1,035,000	21/03/2026

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:

18/05/2026 10:42

Peter Dragic
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0432 151 700
peterdragic@mcgrath.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2026: \$1,350,000



Property Type: House (Previously Occupied - Detached)

Land Size: 602 sqm approx

[Agent Comments](#)

Comparable Properties



189 Blackburn Rd BLACKBURN SOUTH 3130 (REI)

[Agent Comments](#)



Price: \$1,086,000

Method: Auction Sale

Date: 16/05/2026

Property Type: House (Res)



8 Crimson Av BLACKBURN SOUTH 3130 (REI)

[Agent Comments](#)



Price: \$1,100,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 587 sqm approx



1 Manooka St BURWOOD EAST 3151 (REI)

[Agent Comments](#)



Price: \$1,035,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

Land Size: 530 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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