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	2/11 BIRCH AVENUE TULLAMARINE VIC 3043

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$560,000	Property type	Unit	Suburb	Tullamarine
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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 GORDON STREET TULLAMARINE VIC 3043	$700,000	29-Sep-25

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 6 months.

This Statement of Information was prepared on: 12 November 2025

Michael Sowersby
M 0418373907
E michael@walshewhitelock.com.au



1/1 GORDON STREET
TULLAMARINE VIC 3043

3 1 1

Sold Price **$700,000** Sold Date **29-Sep-25**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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