

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

3/11 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Unit

Suburb

Tullamarine

Period-from

01 Jan 2025

to

31 Dec 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

3/9 BIRCH AVENUE TULLAMARINE VIC 3043	\$600,000	02-Aug-25
2/4 REMO PLACE TULLAMARINE VIC 3043	\$585,000	13-Sep-25
4/318 MELROSE DRIVE TULLAMARINE VIC 3043	\$570,000	29-Nov-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: 29 January 2026



3/9 BIRCH AVENUE TULLAMARINE VIC 3043 Sold Price **\$600,000** Sold Date **02-Aug-25**

 2  1  1

Distance **0.03km**



2/4 REMO PLACE TULLAMARINE VIC 3043 Sold Price **\$585,000** Sold Date **13-Sep-25**

 2  1  1

Distance **0.87km**



4/318 MELROSE DRIVE TULLAMARINE VIC 3043 Sold Price ^{RS} **\$570,000** Sold Date **29-Nov-25**

 2  1  1

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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