

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

269 Warrigal Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Burwood

Period - From 01/07/2025

to 30/06/2026

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	36 Mcintyre St BURWOOD 3125	\$1,212,000	02/05/2026
2	12 Elgar Rd BURWOOD 3125	\$1,305,000	02/05/2026
3	22 Haig St BURWOOD 3125	\$1,300,000	28/03/2026

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:

16/07/2026 17:27



Property Type: House (Previously Occupied - Detached)
Land Size: 752 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,320,000
Median House Price
 Year ending June 2026: \$1,420,000

Comparable Properties



36 McIntyre St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,212,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 766 sqm approx



12 Elgar Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$1,305,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 669 sqm approx



22 Haig St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 695 sqm approx

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