

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	69 Benwerrin Drive, Burwood East Vic 3151
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Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price	\$1,356,250	Property Type	House	Suburb	Burwood East
Period - From	01/01/2025	to	31/12/2025	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	1 Manooka St BURWOOD EAST 3151	\$1,035,000	21/03/2026
2	17 Dawayne St BURWOOD EAST 3151	\$1,200,000	10/03/2026
3	2 Alawara Ct BURWOOD EAST 3151	\$1,120,000	07/03/2026

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: 07/04/2026 14:18



3 1 2

Property Type: House
Land Size: 536 sqm approx
Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending December 2025: \$1,356,250

Comparable Properties



1 Manooka St BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,035,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 530 sqm approx



17 Dawayne St BURWOOD EAST 3151 (REI)

Agent Comments

3 1 2

Price: \$1,200,000
Method: Private Sale
Date: 10/03/2026
Property Type: House
Land Size: 585 sqm approx



2 Alawara Ct BURWOOD EAST 3151 (REI)

Agent Comments

3 2 2

Price: \$1,120,000
Method: Auction Sale
Date: 07/03/2026
Property Type: House (Res)
Land Size: 640 sqm approx

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