

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

9 Barry Road, Burwood East Vic 3151

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Burwood East

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	467 Highbury Rd BURWOOD EAST 3151	\$1,260,000	06/06/2026
2	39 Rochdale Dr BURWOOD EAST 3151	\$1,381,000	03/06/2026
3	3 Inga St BURWOOD EAST 3151	\$1,331,000	11/04/2026

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:

30/07/2026 09:44

Lachlan Walker

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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2026: \$1,350,000



4 2 3

Property Type: House

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



467 Highbury Rd BURWOOD EAST 3151 (REI)

Agent Comments

4 1 2

Price: \$1,260,000

Method: Private Sale

Date: 06/06/2026

Property Type: House



39 Rochdale Dr BURWOOD EAST 3151 (REI)

Agent Comments

4 2 2

Price: \$1,381,000

Method: Sold Before Auction

Date: 03/06/2026

Property Type: House (Res)

Land Size: 686 sqm approx



3 Inga St BURWOOD EAST 3151 (REI)

Agent Comments

4 2 4

Price: \$1,331,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Account - Jellis Craig | P: (03) 9908 5700