

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

405 Warrigal Road, Burwood Vic 3125

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price	\$1,511,750	Property Type	House	Suburb	Burwood
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	28 Lancaster St ASHBURTON 3147	\$1,455,000	11/10/2025
2	11 Raymond St ASHWOOD 3147	\$1,480,000	06/10/2025
3	84 Parer St BURWOOD 3125	\$1,500,000	24/09/2025

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:

17/02/2026 09:58



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2



2

Property Type: House (Res)**Land Size:** 957 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending December 2025: \$1,511,750

Comparable Properties

**28 Lancaster St ASHBURTON 3147 (REI/VG)**

3



1



2

Agent Comments

Price: \$1,455,000**Method:** Auction Sale**Date:** 11/10/2025**Property Type:** House (Res)**Land Size:** 636 sqm approx**11 Raymond St ASHWOOD 3147 (REI/VG)**

3



1



7

Agent Comments

Price: \$1,480,000**Method:** Private Sale**Date:** 06/10/2025**Property Type:** House (Res)**Land Size:** 809 sqm approx**84 Parer St BURWOOD 3125 (REI/VG)**

3



2



1

Agent Comments

Price: \$1,500,000**Method:** Private Sale**Date:** 24/09/2025**Property Type:** House (Res)**Land Size:** 646 sqm approx

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