

# 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](http://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



6   
 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)**

**Agent Comments**

3   
 1   
 2

**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)**

**Agent Comments**

3   
 1   
 7

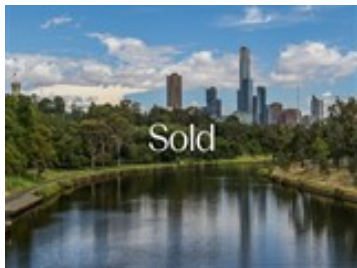
**Price:** \$1,480,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** House (Res)

**Land Size:** 809 sqm approx



**84 Parer St BURWOOD 3125 (REI/VG)**

**Agent Comments**

3   
 2   
 1

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 24/09/2025

**Property Type:** House (Res)

**Land Size:** 646 sqm approx

**Account - Ray White Oakleigh** | P: 03 9568 2000 | F: 03 9568 2222