

# 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

2/9 Edwards Street, 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

\$700,000

&

\$770,000

### Median sale price

Median price

\$825,000

Property Type

Unit

Suburb

Burwood

Period - From

10/08/2024

to

09/02/2025

Source

core\_logic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/8 Hastings Street Burwood VIC 3125	\$727,000	14/09/2024
29/31 McIntyre Street Burwood VIC 3125	\$710,000	29/10/2024
2/14-16 Somers Street Burwood VIC 3125	\$777,000	12/10/2024

This Statement of Information was prepared on:

10/02/2025