

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

243 Warrigal Road, Burwood VIC 3125

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$816,000

Property Type

Unit

Suburb

Burwood

Period - From

04/10/2024

to

03/04/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4/53 Elgar Road Burwood VIC 3125	\$890,000	01/03/2025
1/124 Highbury Road Burwood VIC 3125	\$830,000	12/10/2024
3/228 Elgar Road Box Hill South VIC 3128	\$935,000	29/01/2025

This Statement of Information was prepared on:

04/04/2025