

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

1/17 Newbiggin Street, Burwood Vic 3125

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$842,500

Property Type

Unit

Suburb

Burwood

Period - From

28/08/2025

to

27/08/2026

Source

Property Data

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	1/7 Clanbrae Av BURWOOD 3125	\$1,205,000	27/06/2026
2	2/230 Highbury Rd MOUNT WAVERLEY 3149	\$970,970	08/06/2026
3	303/47 McIntyre St BURWOOD 3125	\$1,110,000	30/03/2026

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:

28/08/2026 10:30



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Unit Price

28/08/2025 - 27/08/2026: \$842,500

Comparable Properties



1/7 Clanbrae Av BURWOOD 3125 (REI)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 27/06/2026

Property Type: Unit

Land Size: 309 sqm approx



2/230 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$970,970

Method: Private Sale

Date: 08/06/2026

Property Type: Unit

Land Size: 396 sqm approx

303/47 McIntyre St BURWOOD 3125 (VG)

Agent Comments



Price: \$1,110,000

Method: Sale

Date: 30/03/2026

Property Type: Strata Unit/Flat

Account - Barry Plant (Monash) | P: 03 9803 0400