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	9 Rodway Court, Burwood Vic 3125

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	12 Bennett St BURWOOD 3125	$1,591,200	14/02/2026
2	6 Delany Av BURWOOD 3125	$1,650,000	13/12/2025
3	45 Harrison Av BURWOOD 3125	$1,680,000	29/11/2025

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: 26/02/2026 14:55

9 Rodway Court, Burwood Vic 3125

JellisCraig

Adele Mirabella
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adelemirabella@jelliscraig.com.au



3 2 2

Property Type: House
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending December 2025: $1,511,750

Comparable Properties



12 Bennett St BURWOOD 3125 (REI)

4 3 3

Price: $1,591,200
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 701 sqm approx

Agent Comments



6 Delany Av BURWOOD 3125 (VG)

3 - -

Price: $1,650,000
Method: Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 766 sqm approx

Agent Comments



45 Harrison Av BURWOOD 3125 (REI/VG)

4 2 3

Price: $1,680,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 862 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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