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	1/9 Edwards Street, Burwood VIC 3125

Indicative selling price

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

Single price $800,000

Median sale price

Median price $836,500 Property Type Unit Suburb Burwood

Period - From 14/11/2025 to 14/05/2026 Source Cotality™

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
6/383-389 Warrigal Road Burwood VIC 3125	$784,000	05/01/2026
2/184 Wattle Valley Road Extension Camberwell VIC 3124	$800,000	25/03/2026
3/38-40 Shepherd Street Surrey Hills VIC 3127	$800,000	22/11/2025

This Statement of Information was prepared on: 15/05/2026