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 Carrington Court, Burwood East Vic 3151

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,322,000 Property Type House Suburb Burwood East

Period - From 23/08/2025 to 22/08/2026 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	2 Astley Ct VERMONT SOUTH 3133	$1,660,000	04/07/2026
2	10 Chippendale Tce BURWOOD EAST 3151	$1,665,000	25/06/2026
3	4 Prestbury Dr VERMONT SOUTH 3133	$1,645,000	12/05/2026

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: 23/08/2026 12:12

9 Carrington Court, Burwood East Vic 3151

JellisCraig

Lily Chen
8849 8088
0403 707 888
lilychen@jelliscraig.com.au



5 3 2

Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
23/08/2025 - 22/08/2026: $1,322,000

Comparable Properties



2 Astley Ct VERMONT SOUTH 3133 (REI)

5 2 2

Price: $1,660,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



10 Chippendale Tce BURWOOD EAST 3151 (REI/VG)

5 3 2

Price: $1,665,000
Method: Private Sale
Date: 25/06/2026
Property Type: House
Land Size: 610 sqm approx

Agent Comments



4 Prestbury Dr VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,645,000
Method: Private Sale
Date: 12/05/2026
Rooms: 7
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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