

# 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 UG04/47 McIntyre Street, Burwood Vic 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$979,500 Property Type Unit Suburb Burwood

Period - From 01/10/2025 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	g2/47 McIntyre St BURWOOD 3125	\$715,000	04/03/2026
2	102/362 Burwood Hwy BURWOOD 3125	\$640,000	28/11/2025
3			

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.

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**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

December quarter 2025: \$979,500



**Property Type:** Unit

Agent Comments

## Comparable Properties



**g2/47 McIntyre St BURWOOD 3125 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Sold Before Auction

**Date:** 04/03/2026

**Property Type:** Apartment



**102/362 Burwood Hwy BURWOOD 3125 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 28/11/2025

**Property Type:** Apartment

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.

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