

# 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

1/47 Gillard 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 \$1,200,000 & \$1,300,000

### Median sale price

Median price \$1,082,000 Property Type Townhouse Suburb Burwood

Period - From 05/05/2025 to 04/05/2026 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	11 Sunhill Av BURWOOD 3125	\$1,300,000	28/02/2026
2	1a Monica St BURWOOD 3125	\$1,260,000	26/02/2026
3	226 Highbury Rd MOUNT WAVERLEY 3149	\$1,260,780	02/02/2026

**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:

05/05/2026 14:42

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4   3   2

**Property Type:** Townhouse

Agent Comments

Brand new & No owner Cooperation fee.

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
05/05/2025 - 04/05/2026: \$1,082,000

## Comparable Properties



**11 Sunhill Av BURWOOD 3125 (REI)**

Agent Comments

3   1   2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**1a Monica St BURWOOD 3125 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 26/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 268 sqm approx



**226 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,260,780

**Method:** Private Sale

**Date:** 02/02/2026

**Property Type:** House

**Land Size:** 759 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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