

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

3/47 Gillard Street, Burwood Vic 3125

Indicative selling price

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

Range between \$1,320,000

&

\$1,350,000

Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Burwood

Period - From 02/03/2025

to

01/03/2026

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	12 Stocks Rd MOUNT WAVERLEY 3149	\$1,350,000	23/01/2026
3	3/5 Wugga Ct ASHWOOD 3147	\$1,315,000	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:

02/03/2026 11:20



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Property Type: Townhouse
Land Size: 220 sqm approx

Agent Comments

Brand new and no own corporation fee.

Indicative Selling Price
\$1,320,000 - \$1,350,000
Median Townhouse Price
02/03/2025 - 01/03/2026: \$1,050,000

Comparable Properties



11 Sunhill Av BURWOOD 3125 (REI)

Agent Comments

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Price: \$1,300,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)



12 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 23/01/2026
Property Type: House (Res)
Land Size: 725 sqm approx



3/5 Wugga Ct ASHWOOD 3147 (REI/VG)

Agent Comments

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Price: \$1,315,000
Method: Auction Sale
Date: 29/11/2025
Property Type: Unit
Land Size: 245 sqm approx

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