

# 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

2/47 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 \$950,000 & \$1,030,000

### Median sale price

Median price \$1,080,000 Property Type Townhouse Suburb Burwood

Period - From 11/08/2024 to 10/08/2025 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	3/19 Farleigh Av BURWOOD 3125	\$1,030,000	29/06/2025
2	4/9-11 Grandview Rd BOX HILL SOUTH 3128	\$1,000,000	23/06/2025
3	2/48 Station St BURWOOD 3125	\$1,028,888	29/05/2025

**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: 11/08/2025 09:10



3 2 2

Property Type: Townhouse  
Land Size: 132 sqm approx

Agent Comments  
Brandnew

Indicative Selling Price  
\$950,000 - \$1,030,000  
Median Townhouse Price  
11/08/2024 - 10/08/2025: \$1,080,000

## Comparable Properties



3/19 Farleigh Av BURWOOD 3125 (REI)

Agent Comments

3 3 2

Price: \$1,030,000  
Method: Private Sale  
Date: 29/06/2025  
Property Type: Townhouse (Single)



4/9-11 Grandview Rd BOX HILL SOUTH 3128 (REI)

Agent Comments

3 2 2

Price: \$1,000,000  
Method: Sold Before Auction  
Date: 23/06/2025  
Property Type: Unit  
Land Size: 329 sqm approx



2/48 Station St BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

Price: \$1,028,888  
Method: Sold Before Auction  
Date: 29/05/2025  
Property Type: Townhouse (Res)

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



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