

# 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

3/53 Elgar Road, Burwood Vic 3125

### Indicative selling price

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

Single price

\$892,500

### Median sale price

Median price

\$1,061,000

Property Type

Townhouse

Suburb

Burwood

Period - From

16/08/2024

to

15/08/2025

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 | 69 Muyan Cirt BURWOOD 3125     | \$942,000 | 01/07/2025   |
| 2 | 3/342 Burwood Hwy BURWOOD 3125 | \$885,000 | 05/04/2025   |
| 3 | 4/53 Elgar Rd BURWOOD 3125     | \$890,000 | 01/03/2025   |

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:

16/08/2025 11:54



3 2 2

Property Type: Townhouse  
(Single)

Agent Comments

Indicative Selling Price  
\$892,500  
Median Townhouse Price  
16/08/2024 - 15/08/2025: \$1,061,000

## Comparable Properties



69 Muyan Cirt BURWOOD 3125 (REI/VG)

Agent Comments

3 2 1

Price: \$942,000  
Method: Private Sale  
Date: 01/07/2025  
Property Type: House  
Land Size: 156 sqm approx



3/342 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000  
Method: Private Sale  
Date: 05/04/2025  
Property Type: Townhouse (Res)



4/53 Elgar Rd BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000  
Method: Auction Sale  
Date: 01/03/2025  
Property Type: Townhouse (Res)  
Land Size: 119 sqm approx

Account - The One Real Estate (AU) | P: 03 7007 5707