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	3/53 Elgar Road, Burwood Vic 3125
Including suburb and	-
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,082,000	Pro	perty Type To	ownhouse		Suburb	Burwood
Period - From	18/09/2024	to	17/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	243 Warrigal Rd BURWOOD 3125	\$910,000	03/06/2025
2	3/24 Renown St BURWOOD 3125	\$892,500	11/04/2025
3	3/342 Burwood Hwy BURWOOD 3125	\$885,000	05/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/09/2025 09:07













Indicative Selling Price \$870,000 - \$890,000 **Median Townhouse Price**

18/09/2024 - 17/09/2025: \$1,082,000

Property Type: Townhouse (Res) **Agent Comments**

Body corp fees approx. \$860/quarter Council Rate: \$1700 per year Potential

rental return: \$750/week

Comparable Properties



243 Warrigal Rd BURWOOD 3125 (REI/VG)



Price: \$910,000 Method: Private Sale Date: 03/06/2025 Property Type: House **Agent Comments**



3/24 Renown St BURWOOD 3125 (VG)







Price: \$892,500 Method: Sale Date: 11/04/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



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

Price: \$885,000 Method: Private Sale Date: 05/04/2025

Property Type: Townhouse (Res)

Agent Comments

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





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