

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

Range between \$870,000

&

\$890,000

Median sale price

Median price \$1,082,000

Property Type Townhouse

Suburb Burwood

Period - From 18/09/2024

to

17/09/2025

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	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 comparable properties 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



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Body corp fees approx. \$860/quarter Council Rate: \$1700 per year Potential rental return: \$750/week

Indicative Selling Price

\$870,000 - \$890,000

Median Townhouse Price

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

Comparable Properties



243 Warrigal Rd BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$910,000

Method: Private Sale

Date: 03/06/2025

Property Type: House



3/24 Renown St BURWOOD 3125 (VG)

Agent Comments

3 - -

Price: \$892,500

Method: Sale

Date: 11/04/2025

Property Type: Flat/Unit/Apartment (Res)



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)