

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
52 Eley Road, Burwood East Vic 3151

Indicative selling price

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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	12 Eley Rd BURWOOD EAST 3151	\$1,710,000	13/12/2025
2	26 Eley Rd BURWOOD EAST 3151	\$2,055,000	30/08/2025
3			

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:



Property Type: House (Res)
Land Size: 448 sqm approx

Agent Comments
Built: 2021

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median House Price

Year ending December 2025: \$1,356,250

Comparable Properties



12 Eley Rd BURWOOD EAST 3151 (REI)



Price: \$1,710,000
Method: Private Sale
Date: 13/12/2025
Property Type: House
Land Size: 450 sqm approx

Agent Comments



26 Eley Rd BURWOOD EAST 3151 (REI/VG)



Price: \$2,055,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House
Land Size: 400 sqm approx

Agent Comments

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.

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