

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$1,356,250

Property Type House

Suburb Burwood East

Period - From 01/01/2025

to

31/12/2025

Source REIV

### 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:

12/01/2026 12:43



5 2 2

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)

Agent Comments

5 4 2

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



26 Eley Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

5 3 2

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

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.