

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

4 Elgar Road, Burwood VIC 3125

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,400,000

Property Type

House

Suburb

Burwood

Period - From

14/08/2024

to

13/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
78 Parer Street Burwood VIC 3125	\$1,070,000	07/01/2025
10 Inverness Avenue Burwood VIC 3125	\$1,085,000	29/11/2024
154 Station Street Box Hill South VIC 3128	\$1,005,000	19/10/2024

This Statement of Information was prepared on:

14/02/2025