

# 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

18 Gilmour Street, Burwood, VIC 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,150,000 & \$1,250,000

### Median sale price

Median price  \$1,380,000 Property type  House Suburb  BURWOOD

Period - From  26/08/2022 to  25/08/2023 Source  core\_logic

### Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	97 Huntingdale Road Ashwood Vic 3147	\$1,221,301	2023-06-23
2	146 Elgar Road Box Hill South Vic 3128	\$1,220,000	2023-07-25
3	15 Highbury Road Burwood Vic 3125	1,403,001	2023-06-03

This Statement of Information was prepared on:  26/08/2023

