

# 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

3/47 Gillard 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)

Range between \$1,320,000

&

\$1,350,000

### Median sale price

Median price \$1,050,000

Property Type Townhouse

Suburb Burwood

Period - From 02/03/2025

to

01/03/2026

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 | 11 Sunhill Av BURWOOD 3125       | \$1,300,000 | 28/02/2026   |
| 2 | 12 Stocks Rd MOUNT WAVERLEY 3149 | \$1,350,000 | 23/01/2026   |
| 3 | 3/5 Wugga Ct ASHWOOD 3147        | \$1,315,000 | 29/11/2025   |

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:

02/03/2026 11:20



4 3 2

**Property Type:** Townhouse

**Land Size:** 220 sqm approx

**Agent Comments**

Brand new and no own corporation fee.

**Indicative Selling Price**  
\$1,320,000 - \$1,350,000  
**Median Townhouse Price**  
02/03/2025 - 01/03/2026: \$1,050,000

## Comparable Properties



**11 Sunhill Av BURWOOD 3125 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 28/02/2026

**Property Type:** House (Res)



**12 Stocks Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 23/01/2026

**Property Type:** House (Res)

**Land Size:** 725 sqm approx



**3/5 Wugga Ct ASHWOOD 3147 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,315,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** Unit

**Land Size:** 245 sqm approx