

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

3/53 Elgar Road, Burwood Vic 3125

Indicative selling price

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

Single price

\$892,500

Median sale price

Median price

\$1,061,000

Property Type

Townhouse

Suburb

Burwood

Period - From

16/08/2024

to

15/08/2025

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	69 Muyan Cirt BURWOOD 3125	\$942,000	01/07/2025
2	3/342 Burwood Hwy BURWOOD 3125	\$885,000	05/04/2025
3	4/53 Elgar Rd BURWOOD 3125	\$890,000	01/03/2025

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:

16/08/2025 11:54



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$892,500
Median Townhouse Price
16/08/2024 - 15/08/2025: \$1,061,000

Comparable Properties



69 Muyan Cirt BURWOOD 3125 (REI/VG)

Agent Comments

3 2 1

Price: \$942,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 156 sqm approx



3/342 Burwood Hwy BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 05/04/2025
Property Type: Townhouse (Res)



4/53 Elgar Rd BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 119 sqm approx

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