

# 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 Brockhoff Drive, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,511,750 Property Type House Suburb Burwood

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	56 Montpellier Rd BURWOOD 3125	\$1,660,000	03/12/2025
2	57 Brockhoff Dr BURWOOD 3125	\$1,450,000	19/11/2025
3	46 Montpellier Rd BURWOOD 3125	\$1,625,000	07/11/2025

**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:

18/03/2026 13:33

3 Brockhoff Drive, Burwood Vic 3125

Steven Zervas  
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**Property Type:** House  
**Land Size:** 370 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,400,000 - \$1,500,000  
**Median House Price**  
Year ending December 2025: \$1,511,750

## Comparable Properties



**56 Montpellier Rd BURWOOD 3125 (REI)**

[Agent Comments](#)

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**Price:** \$1,660,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2025  
**Property Type:** House (Res)  
**Land Size:** 488 sqm approx

**57 Brockhoff Dr BURWOOD 3125 (VG)**

[Agent Comments](#)

 3  -  -

**Price:** \$1,450,000  
**Method:** Sale  
**Date:** 19/11/2025  
**Property Type:** House (Res)  
**Land Size:** 484 sqm approx



**46 Montpellier Rd BURWOOD 3125 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,625,000  
**Method:** Private Sale  
**Date:** 07/11/2025  
**Property Type:** House  
**Land Size:** 503 sqm approx

Account - Heavyside



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