

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

Range between

\$1,190,000

&

\$1,260,000

Median sale price

Median price

\$1,065,000

Property Type

Townhouse

Suburb

Burwood

Period - From

13/08/2025

to

12/08/2026

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	23 Monica St BURWOOD 3125	\$1,191,000	01/08/2026
2	15a Hughes St BURWOOD 3125	\$1,230,000	01/08/2026
3	3/11 Farleigh Av BURWOOD 3125	\$1,251,000	18/07/2026

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:

13/08/2026 10:44



4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,260,000
Median Townhouse Price
13/08/2025 - 12/08/2026: \$1,065,000

Comparable Properties



23 Monica St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$1,191,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)



15a Hughes St BURWOOD 3125 (REI)

Agent Comments

4 2 2

Price: \$1,230,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Townhouse (Res)
Land Size: 327 sqm approx



3/11 Farleigh Av BURWOOD 3125 (REI)

Agent Comments

4 3 2

Price: \$1,251,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Townhouse (Res)