

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 \$1,195,000 & \$1,310,000

Median sale price

Median price \$1,070,000 Property Type Townhouse Suburb Burwood

Period - From 02/02/2025 to 01/02/2026 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 | 3/28 Renown St BURWOOD 3125 | \$1,305,000 | 10/11/2025 |
| 2 | 2A Mccubbin St BURWOOD 3125 | \$1,205,000 | 07/11/2025 |
| 3 | 3/15 Edwards St BURWOOD 3125 | \$1,306,000 | 01/11/2025 |

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: 02/02/2026 11:16

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4 3 2

Property Type: townhouse

Agent Comments

Brand New

Indicative Selling Price
 \$1,195,000 - \$1,310,000
Median Townhouse Price
 02/02/2025 - 01/02/2026: \$1,070,000

Comparable Properties



3/28 Renown St BURWOOD 3125 (REI/VG)

Agent Comments

4 2 2

Price: \$1,305,000

Method: Sold Before Auction

Date: 10/11/2025

Property Type: Townhouse (Res)



2A Mccubbin St BURWOOD 3125 (REI/VG)

Agent Comments

3 2 2

Price: \$1,205,000

Method: Sold Before Auction

Date: 07/11/2025

Property Type: House (Res)

Land Size: 498 sqm approx

3/15 Edwards St BURWOOD 3125 (VG)

Agent Comments

4 - -

Price: \$1,306,000

Method: Sale

Date: 01/11/2025

Property Type: Strata Unit/Flat

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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