

# 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

21 Bentham Court, 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,511,000 Property Type House Suburb Burwood

Period - From 01/10/2025 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	1 Castlereagh Ct MOUNT WAVERLEY 3149	\$1,560,000	29/11/2025
2	57 Brockhoff Dr BURWOOD 3125	\$1,450,000	19/11/2025
3	55 Gillard St BURWOOD 3125	\$1,551,000	08/11/2025

**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:

25/02/2026 10:26

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**Indicative Selling Price**

\$1,450,000 - \$1,550,000

**Median House Price**

December quarter 2025: \$1,511,000



 4    2    2

**Property Type:** House (New - Detached)

**Land Size:** 483 sqm approx

Agent Comments

## Comparable Properties



**1 Castlereagh Ct MOUNT WAVERLEY 3149 (REI)**

 4    2    3

**Price:** \$1,560,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House

**Land Size:** 654 sqm approx

Agent Comments

This property is further out on full block of land, same amount of beds and bathrooms.

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

 3    -    -

**Price:** \$1,450,000

**Method:** Sale

**Date:** 19/11/2025

**Property Type:** House (Res)

**Land Size:** 484 sqm approx

Agent Comments

This property has a similar land size just one less bedroom.



**55 Gillard St BURWOOD 3125 (REI/VG)**

 4    2    2

**Price:** \$1,551,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 378 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088