

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$870,000

&

\$920,000

### Median sale price

Median price \$1,060,500

Property Type Townhouse

Suburb Burwood

Period - From 16/07/2024

to

15/07/2025

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:

16/07/2025 08:45



 3  2  2

**Property Type:** Townhouse

**Agent Comments**

Body corp fees approx. \$710/quarter

**Indicative Selling Price**

\$870,000 - \$920,000

**Median Townhouse Price**

16/07/2024 - 15/07/2025: \$1,060,500

## Comparable Properties



**69 Muyan Cirt BURWOOD 3125 (REI)**

**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**