

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 GLENGARRY AVENUE, BURWOOD, VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$3,100,000

&

\$3,400,000

Median sale price

Median price

\$1,374,000

Property Type

House

Suburb

BOX HILL SOUTH

Period - From

01 April 2024

to

31 March 2025

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
23 MASSEY STREET BOX HILL SOUTH VIC 3128	\$3,100,000	05/02/2024
10 HIDDLESTON AVENUE BOX HILL SOUTH VIC 3128	\$3,186,000	25/11/2023
0 SURREY STREET BOX HILL SOUTH VIC 3128	\$3,231,000	09/11/2024

This Statement of Information was prepared on:

24/04/2025