

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

3/6 ELEY ROAD BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

3/11 FARLEIGH AVENUE BURWOOD VIC 3125	\$1,251,000	18-Jul-26
2/34 GREENWOOD STREET BURWOOD VIC 3125	\$1,233,000	18-Apr-26
3/47 GILLARD STREET BURWOOD VIC 3125	\$1,108,888	17-Sep-26

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 6 months.~~

This Statement of Information was prepared on: 28 September 2026

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**3/11 FARLEIGH AVENUE
BURWOOD VIC 3125**

 4  3  2

Sold Price

^{RS}

\$1,251,000

Sold Date

18-Jul-26

Distance

0.07km



**2/34 GREENWOOD STREET
BURWOOD VIC 3125**

 4  3  2

Sold Price

\$1,233,000

Sold Date

18-Apr-26

Distance

0.77km



**3/47 GILLARD STREET BURWOOD
VIC 3125**

 4  3  2

Sold Price

^{RS}

\$1,108,888

Sold Date

17-Sep-26

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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