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 $1,190,000 & $1,260,000

Median sale price

Median price $1,065,000 Property Type Townhouse Suburb Burwood

Period - From 13/08/2025 to 12/08/2026 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	23 Monica St BURWOOD 3125	$1,191,000	01/08/2026
2	15a Hughes St BURWOOD 3125	$1,230,000	01/08/2026
3	3/11 Farleigh Av BURWOOD 3125	$1,251,000	18/07/2026

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: 13/08/2026 10:44

3/47 Gillard Street, Burwood Vic 3125

McGrath

Janelle Gu
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4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,190,000 - $1,260,000
Median Townhouse Price
13/08/2025 - 12/08/2026: $1,065,000

Comparable Properties



23 Monica St BURWOOD 3125 (REI)

3 2 2

Price: $1,191,000
Method: Auction Sale
Date: 01/08/2026
Property Type: House (Res)

Agent Comments



15a Hughes St BURWOOD 3125 (REI)

4 2 2

Price: $1,230,000
Method: Auction Sale
Date: 01/08/2026
Property Type: Townhouse (Res)
Land Size: 327 sqm approx

Agent Comments



3/11 Farleigh Av BURWOOD 3125 (REI)

4 3 2

Price: $1,251,000
Method: Auction Sale
Date: 18/07/2026
Property Type: Townhouse (Res)

Agent Comments

Account - McGrath Blackburn | P: 0398771277

REIV THE DIFFERENCE

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