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 Brockhoff Drive, Burwood Vic 3125

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,315,000 Property Type House Suburb Burwood

Period - From 01/01/2026 to 31/03/2026 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	1/16 Teck St ASHWOOD 3147	$1,320,000	17/04/2026
2	21 Bentham Ct BURWOOD 3125	$1,475,000	27/03/2026
3	19a Electra Av ASHWOOD 3147	$1,360,000	04/03/2026

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: 11/05/2026 15:19

3 Brockhoff Drive, Burwood Vic 3125

Steven Zervas
0423767621
steven@heavyside.co



4 2 2

Property Type: House (Res)
Land Size: 370 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
March quarter 2026: $1,315,000

Comparable Properties



1/16 Teck St ASHWOOD 3147 (REI)

4 3 2

Price: $1,320,000
Method: Sold Before Auction
Date: 17/04/2026
Property Type: Townhouse (Res)

Agent Comments



21 Bentham Ct BURWOOD 3125 (REI)

4 2 2

Price: $1,475,000
Method: Sold Before Auction
Date: 27/03/2026
Property Type: House (Res)
Land Size: 483 sqm approx

Agent Comments



19a Electra Av ASHWOOD 3147 (REI/VG)

4 3 2

Price: $1,360,000
Method: Sold Before Auction
Date: 04/03/2026
Property Type: Townhouse (Res)
Land Size: 320 sqm approx

Agent Comments

Account - Heavyside

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