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<br>Including suburb and postcode | 28 Loyola Grove, Burnley Vic 3121 |

## Indicative selling price

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

Range between $1,300,000 & $1,350,000

## Median sale price

Median price $1,555,000 Property Type House Suburb Burnley

Period - From 15/04/2025 to 14/04/2026 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 | 353 Burnley St RICHMOND 3121 | $1,373,000 | 23/02/2026 |
| 2 | 5 Jago St RICHMOND 3121 | $1,319,000 | 15/11/2025 |
| 3 | 13 Woodlawn St RICHMOND 3121 | $1,305,000 | 08/11/2025 |

**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: 15/04/2026 16:25

# 28 Loyola Grove, Burnley Vic 3121

JellisCraig



2 1 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$1,300,000 - $1,350,000
**Median House Price**
15/04/2025 - 14/04/2026: $1,555,000

## Comparable Properties



**353 Burnley St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $1,373,000
**Method:** Private Sale
**Date:** 23/02/2026
**Property Type:** House
**Land Size:** 210 sqm approx

Agent Comments



**5 Jago St RICHMOND 3121 (REI/VG)**

2 1 -

**Price:** $1,319,000
**Method:** Auction Sale
**Date:** 15/11/2025
**Property Type:** House (Res)
**Land Size:** 161 sqm approx

Agent Comments



**13 Woodlawn St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $1,305,000
**Method:** Auction Sale
**Date:** 08/11/2025
**Property Type:** House (Res)
**Land Size:** 151 sqm approx

Agent Comments

**Account** - Jellis Craig | P: 03 9864 5000

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