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	1/47 Gillard Street, Burwood Vic 3125

Indicative selling price

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

Range between $1,310,000 & $1,330,000

Median sale price

Median price $1,095,000 Property Type Townhouse Suburb Burwood

Period - From 15/06/2025 to 14/06/2026 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	2/22 Marsham Rd MOUNT WAVERLEY 3149	$1,310,000	13/06/2026
2	33 Middleborough Rd BURWOOD 3125	$1,320,000	02/05/2026
3	22 Banksia St BURWOOD 3125	$1,300,000	13/04/2026

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: 15/06/2026 10:38

1/47 Gillard Street, Burwood Vic 3125

McGrath

Janelle Gu
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4 3 2

Property Type: townhouse
Land Size: 285 sqm approx

Agent Comments

Brand & No corporate fee.

Indicative Selling Price
$1,310,000 - $1,330,000
Median Townhouse Price
15/06/2025 - 14/06/2026: $1,095,000

Comparable Properties



2/22 Marsham Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,310,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 474 sqm approx

Agent Comments



33 Middleborough Rd BURWOOD 3125 (REI)

3 2 1

Price: $1,320,000
Method: Auction Sale
Date: 02/05/2026
Property Type: House (Res)
Land Size: 852 sqm approx

Agent Comments

22 Banksia St BURWOOD 3125 (VG)

- - -

Price: $1,300,000
Method: Sale
Date: 13/04/2026
Property Type: Cafe (Com)
Land Size: 195 sqm approx

Agent Comments

Account - McGrath Blackburn | P: (03) 8843 0200

REIV THE DIFFERENCE

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