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	17/1 Conservatory Drive, Burwood Vic 3125

Indicative selling price

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

Single price $860,000

Median sale price

Median price $870,000 Property Type Unit Suburb Burwood

Period - From 01/04/2025 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	1/9 Edwards St BURWOOD 3125	$847,000	14/05/2026
2	2/6 Yeovil Rd GLEN IRIS 3146	$840,000	02/05/2026
3	3/1 Conservatory Dr BURWOOD 3125	$814,000	19/04/2026

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: 29/06/2026 10:02

17/1 Conservatory Drive, Burwood Vic 3125

JellisCraig



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$860,000
Median Unit Price
Year ending March 2026: $870,000

Comparable Properties



1/9 Edwards St BURWOOD 3125 (REI/VG)

2 1 1

Price: $847,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: Unit

Agent Comments



2/6 Yeovil Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $840,000
Method: Private Sale
Date: 02/05/2026
Property Type: Unit

Agent Comments



3/1 Conservatory Dr BURWOOD 3125 (REI/VG)

3 2 1

Price: $814,000
Method: Private Sale
Date: 19/04/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 98098999 | F: 03 98192511

REIV THE DIFFERENCE

propertydata .com.au

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