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	47 Brockhoff Drive, Burwood Vic 3125

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,390,000 Property Type House Suburb Burwood

Period - From 01/01/2024 to 31/12/2024 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	42 Montpellier Rd BURWOOD 3125	$1,645,000	30/11/2024
2	3 Sunhill Av BURWOOD 3125	$1,520,000	23/11/2024
3	1/62 Roslyn St BURWOOD 3125	$1,560,000	23/11/2024

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: 14/02/2025 10:48

47 Brockhoff Drive, Burwood Vic 3125

Jared Wei
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4 2 2

Property Type: House
Land Size: 550 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
Year ending December 2024: $1,390,000

Comparable Properties



42 Montpellier Rd BURWOOD 3125 (REI/VG)

4 2 2

Price: $1,645,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 508 sqm approx

Agent Comments



3 Sunhill Av BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,520,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 286 sqm approx

Agent Comments



1/62 Roslyn St BURWOOD 3125 (REI/VG)

4 3 2

Price: $1,560,000
Method: Auction Sale
Date: 23/11/2024
Property Type: Townhouse (Res)
Land Size: 301 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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