

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

2/76 ELEY ROAD BURWOOD VIC 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Burwood

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

2/89 ELEY ROAD BOX HILL SOUTH VIC 3128	\$870,000	06-Nov-24
3/10 HOUSTON COURT BOX HILL SOUTH VIC 3128	\$830,000	06-Mar-25
2/14 SUMMIT ROAD BURWOOD VIC 3125	\$880,000	04-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 22 March 2026



2/89 ELEY ROAD BOX HILL SOUTH VIC 3128

Sold Price

\$870,000 Sold Date **06-Nov-24**

 2  1  1

Distance **0.11km**



3/10 HOUSTON COURT BOX HILL SOUTH VIC 3128

Sold Price

\$830,000 Sold Date **06-Mar-25**

 3  2  1

Distance **0.19km**



2/14 SUMMIT ROAD BURWOOD VIC 3125

Sold Price

\$880,000 Sold Date **04-Oct-25**

 2  2  2

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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