

# 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

4/82 Madden Grove, Burnley Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$517,000 Property Type Unit Suburb Burnley

Period - From 18/05/2025 to 17/05/2026 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	8/52 Baker St RICHMOND 3121	\$506,000	25/04/2026
2	10/275 Burnley St RICHMOND 3121	\$542,500	20/03/2026
3	3/55 Darling St SOUTH YARRA 3141	\$533,000	14/03/2026

**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:

18/05/2026 12:23



 2   
  1   
  1

**Rooms:** 3  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$500,000 - \$550,000  
**Median Unit Price**  
 18/05/2025 - 17/05/2026: \$517,000

## Comparable Properties



**8/52 Baker St RICHMOND 3121 (REI)**

Agent Comments

 2   
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**Price:** \$506,000  
**Method:** Private Sale  
**Date:** 25/04/2026  
**Property Type:** Apartment



**10/275 Burnley St RICHMOND 3121 (REI)**

Agent Comments

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**Price:** \$542,500  
**Method:** Private Sale  
**Date:** 20/03/2026  
**Property Type:** Apartment



**3/55 Darling St SOUTH YARRA 3141 (REI/VG)**

Agent Comments

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**Price:** \$533,000  
**Method:** Auction Sale  
**Date:** 14/03/2026  
**Property Type:** Apartment

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