

# 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

14 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)

Single price \$1,650,000

### Median sale price

Median price \$1,425,000

Property Type House

Suburb Burnley

Period - From 05/05/2025

to 04/05/2026

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	40 Laity St RICHMOND 3121	\$1,622,000	24/04/2026
2	3a Belgravia St RICHMOND 3121	\$1,610,000	12/03/2026
3			

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:

05/05/2026 16:01



**Property Type:** House (Res)  
**Land Size:** 298 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,650,000  
**Median House Price**  
 05/05/2025 - 04/05/2026: \$1,425,000

## Comparable Properties



**40 Laity St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$1,622,000  
**Method:** Private Sale  
**Date:** 24/04/2026  
**Property Type:** Townhouse (Single)



**3a Belgravia St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$1,610,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 110 sqm approx

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.