

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

15 Murray Drive, Burwood Vic 3125

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,475,000

Property Type House

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	30 Donald Rd BURWOOD 3125	\$1,380,000	21/04/2026
2	25a Loudon Rd BURWOOD 3125	\$1,500,000	18/04/2026
3	72 Somers St BURWOOD 3125	\$1,565,000	21/03/2026

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:

16/06/2026 09:40



 4  2  1

Rooms: 6

Property Type: House (Res)

Land Size: 352 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending March 2026: \$1,475,000

Comparable Properties



30 Donald Rd BURWOOD 3125 (REI)

Agent Comments

 3  2  2

Price: \$1,380,000

Method: Private Sale

Date: 21/04/2026

Property Type: House (Res)



25a Loudon Rd BURWOOD 3125 (REI)

Agent Comments

 3  3  2

Price: \$1,500,000

Method: Auction Sale

Date: 18/04/2026

Property Type: House (Res)

Land Size: 331 sqm approx



72 Somers St BURWOOD 3125 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,565,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House

Land Size: 362 sqm approx

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