

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

Single price

\$550,000

Median sale price

Median price

\$517,000

Property Type

Unit

Suburb

Burnley

Period - From

13/05/2025

to

12/05/2026

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	10/275 Burnley St RICHMOND 3121	\$542,500	20/03/2026
2	2/14 Dickens St RICHMOND 3121	\$520,500	14/03/2026
3	3/38 Burnley St RICHMOND 3121	\$520,000	18/11/2025

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:

13/05/2026 10:31



2
 1
 1

Rooms: 3

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000

Median Unit Price

13/05/2025 - 12/05/2026: \$517,000

Comparable Properties



10/275 Burnley St RICHMOND 3121 (REI)

Agent Comments

2
 1
 1

Price: \$542,500

Method: Private Sale

Date: 20/03/2026

Property Type: Apartment



2/14 Dickens St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,500

Method: Auction Sale

Date: 14/03/2026

Property Type: Apartment



3/38 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$520,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000