

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

82 Murray Drive, Burwood VIC 3125

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

Median sale price

Median price

\$1,507,500

Property Type

House

Suburb

Burwood

Period - From

18/09/2025

to

17/03/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
55 Gillard Street Burwood VIC 3125	\$1,551,000	08/11/2025
19 Meldan Street Burwood VIC 3125	\$1,500,000	31/12/2025
22 Meldan Street Burwood VIC 3125	\$1,511,000	22/11/2025

This Statement of Information was prepared on:

19/03/2026