

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

Range between \$1,650,000 & \$1,750,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Burnley

Period - From 08/04/2025 to 07/04/2026 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	15 Edinburgh St RICHMOND 3121	\$1,754,000	17/03/2026
2	3a Belgravia St RICHMOND 3121	\$1,610,000	12/03/2026
3	7 Palmer St RICHMOND 3121	\$1,760,000	13/02/2026

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: 08/04/2026 14:09



Property Type: House (Res)

Land Size: 298 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,750,000

Median Townhouse Price

08/04/2025 - 07/04/2026: \$1,300,000

Comparable Properties



15 Edinburgh St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,754,000

Method: Sold Before Auction

Date: 17/03/2026

Property Type: House (Res)



3a Belgravia St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,610,000

Method: Private Sale

Date: 12/03/2026

Property Type: Townhouse (Res)



7 Palmer St RICHMOND 3121 (REI)

Agent Comments



Price: \$1,760,000

Method: Sold Before Auction

Date: 13/02/2026

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000