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	94 Madden Grove, Burnley Vic 3121

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,506,000 Property Type House Suburb Burnley

Period - From 20/08/2024 to 19/08/2025 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	68 Abinger St RICHMOND 3121	$1,250,000	09/08/2025
2	34 Canterbury St RICHMOND 3121	$1,385,000	16/07/2025
3	299 Burnley St RICHMOND 3121	$1,300,000	30/05/2025

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: 20/08/2025 10:30

94 Madden Grove, Burnley Vic 3121

JellisCraig

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2 1 1

Property Type: House (Res)
Land Size: 172 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
20/08/2024 - 19/08/2025: $1,506,000

Comparable Properties



68 Abinger St RICHMOND 3121 (REI)

2 1 1

Price: $1,250,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)

Agent Comments



34 Canterbury St RICHMOND 3121 (REI)

2 1 -

Price: $1,385,000
Method: Auction Sale
Date: 16/07/2025
Property Type: House (Res)

Agent Comments



299 Burnley St RICHMOND 3121 (VG)

2 - -

Price: $1,300,000
Method: Sale
Date: 30/05/2025
Property Type: House - Attached House N.E.C.
Land Size: 184 sqm approx

Agent Comments

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