

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

7 Burdeu Street, Golden Point Vic 3350

Indicative selling price

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

Range between \$720,000 & \$750,000

Median sale price

Median price \$521,000 Property Type House Suburb Golden Point

Period - From 26/05/2025 to 25/05/2026 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	8 Imperial Way CANADIAN 3350	\$700,000	23/03/2026
2	5 Livno Ct CANADIAN 3350	\$745,000	24/02/2026
3	6 Livno Ct CANADIAN 3350	\$745,000	06/02/2026

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:

26/05/2026 11:57



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$720,000 - \$750,000

Median House Price

26/05/2025 - 25/05/2026: \$521,000

Comparable Properties



8 Imperial Way CANADIAN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$700,000

Method: Private Sale

Date: 23/03/2026

Property Type: House

Land Size: 511 sqm approx



5 Livno Ct CANADIAN 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$745,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 544 sqm approx



6 Livno Ct CANADIAN 3350 (REI/VG)

Agent Comments

 4  -  -

Price: \$745,000

Method: Private Sale

Date: 06/02/2026

Property Type: House (Res)

Land Size: 604 sqm approx

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