

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 \$700,000

&

\$735,000

Median sale price

Median price \$549,000

Property Type House

Suburb Golden Point

Period - From 06/08/2025

to

05/08/2026

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	3 Livno Ct CANADIAN 3350	\$725,000	12/06/2026
2	8 Imperial Way CANADIAN 3350	\$700,000	23/03/2026
3	5 Livno Ct CANADIAN 3350	\$745,000	24/02/2026

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:

06/08/2026 16:56



 4  2  2

Property Type: House
Land Size: 616 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$735,000
Median House Price
06/08/2025 - 05/08/2026: \$549,000

Comparable Properties



3 Livno Ct CANADIAN 3350 (REI)

Agent Comments

 4  2  2

Price: \$725,000
Method: Private Sale
Date: 12/06/2026
Property Type: House
Land Size: 590 sqm approx



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