

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 WENDEN COURT BURNSIDE VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$799,000

&

\$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Burnside

Period-from

01 Dec 2024

to

30 Nov 2025

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 6 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

11 ELLIOTT COURT BURNSIDE VIC 3023	\$830,000	19-Jul-25
160 WESTWOOD DRIVE BURNSIDE VIC 3023	\$850,000	07-Aug-25
20 GATES ROAD BURNSIDE VIC 3023	\$800,000	27-Sep-25

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 6 months.~~

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11 ELLIOTT COURT BURNSIDE VIC 3023

Sold Price

\$830,000

Sold Date

19-Jul-25

 4  2  2

Distance

0.08km



160 WESTWOOD DRIVE BURNSIDE VIC 3023

Sold Price

\$850,000

Sold Date

07-Aug-25

 4  3  10

Distance

0.32km



20 GATES ROAD BURNSIDE VIC 3023

Sold Price

\$800,000

Sold Date

27-Sep-25

 4  2  2

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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