

## 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

3 GRIGORIEVA COURT BURNSIDE VIC 3023

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Burnside

Period-from

01 May 2025

to

30 Apr 2026

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

| Address of comparable property       | Price     | Date of sale |
|--------------------------------------|-----------|--------------|
| 2 GRIGORIEVA COURT BURNSIDE VIC 3023 | \$655,000 | 11-Feb-26    |
|                                      |           |              |
|                                      |           |              |

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.

This Statement of Information was prepared on: 27 May 2026



**2 GRIGORIEVA COURT BURNSIDE  
VIC 3023**

Sold Price

**\$655,000**

Sold Date

**11-Feb-26**

 3  2  1

Distance

**0.01km**

RS = Recent sale      UN = Undisclosed Sale

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