

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

5/9-11 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between

\$550,000

&

\$590,000

Median sale price

Median price

\$536,625

Property Type

Unit

Suburb

Burnley

Period - From

28/10/2024

to

27/10/2025

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	2/7 Adam St BURNLEY 3121	\$517,000	17/07/2025
2	14/7 Adam St BURNLEY 3121	\$546,250	08/07/2025
3	5/6 Adam St BURNLEY 3121	\$600,000	10/05/2025

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:

28/10/2025 10:06



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

28/10/2024 - 27/10/2025: \$536,625

Comparable Properties



2/7 Adam St BURNLEY 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$517,000

Method: Private Sale

Date: 17/07/2025

Property Type: Apartment

14/7 Adam St BURNLEY 3121 (REI/VG)

Agent Comments

2
 1
 1

Price: \$546,250

Method: Private Sale

Date: 08/07/2025

Property Type: Apartment



5/6 Adam St BURNLEY 3121 (VG)

Agent Comments

2
 -
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Price: \$600,000

Method: Sale

Date: 10/05/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - Barry Plant | P: 03 9874 3355