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	31 Gumbri Lane, Burnley Vic 3121

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,490,000 Property Type House Suburb Burnley

Period - From 17/04/2025 to 16/04/2026 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	14 Balmain St CREMORNE 3121	$1,545,000	11/03/2026
2	44 Bunting St RICHMOND 3121	$1,505,000	06/11/2025
3	29 Farmer St RICHMOND 3121	$1,475,000	25/10/2025

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: 17/04/2026 16:49

31 Gumbri Lane, Burnley Vic 3121

JellisCraig



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
17/04/2025 - 16/04/2026: $1,490,000

Comparable Properties



14 Balmain St CREMORNE 3121 (REI)

3 2 2

Price: $1,545,000
Method: Private Sale
Date: 11/03/2026
Property Type: Townhouse (Res)

Agent Comments



44 Bunting St RICHMOND 3121 (REI/VG)

3 2 -

Price: $1,505,000
Method: Auction Sale
Date: 06/11/2025
Property Type: House (Res)
Land Size: 107 sqm approx

Agent Comments



29 Farmer St RICHMOND 3121 (REI/VG)

3 3 1

Price: $1,475,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 152 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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