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	12/7 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price*

Median price | Property Type | Suburb Burnley

Period - From | to | Source

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	22/81 Edinburgh St RICHMOND 3121	$305,000	03/07/2025
2	1/185 Stawell St RICHMOND 3121	$329,000	05/06/2025
3	8/70 Lyndhurst St RICHMOND 3121	$315,000	23/01/2025

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: 14/07/2025 10:04

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

12/7 Adam Street, Burnley Vic 3121

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
No median price available

This advice does not form part of this Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

Comparable Properties



22/81 Edinburgh St RICHMOND 3121 (REI)

1 1 1

Price: $305,000
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment

Agent Comments



1/185 Stawell St RICHMOND 3121 (REI)

1 1 1

Price: $329,000
Method: Private Sale
Date: 05/06/2025
Property Type: Apartment

Agent Comments



8/70 Lyndhurst St RICHMOND 3121 (REI/VG)

1 1 1

Price: $315,000
Method: Private Sale
Date: 23/01/2025
Property Type: Apartment

Agent Comments

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