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	18/7 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between $325,000 & $355,000

Median sale price

Median price $517,000 Property Type Unit Suburb Burnley

Period - From 01/04/2025 to 31/03/2026 Source REIV

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	1/7 Adam St BURNLEY 3121	$330,000	05/11/2025
2	13/275 Burnley St RICHMOND 3121	$337,500	04/02/2026
3	1/12 Madden Gr BURNLEY 3121	$345,000	15/12/2025

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: 29/04/2026 14:57

18/7 Adam Street, Burnley Vic 3121

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$325,000 - $355,000
Median Unit Price
Year ending March 2026: $517,000

Comparable Properties



1/7 Adam St BURNLEY 3121 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment

Agent Comments



13/275 Burnley St RICHMOND 3121 (REI/VG)

1 1 1

Price: $337,500
Method: Private Sale
Date: 04/02/2026
Property Type: Apartment

Agent Comments



1/12 Madden Gr BURNLEY 3121 (REI/VG)

1 1 1

Price: $345,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment

Agent Comments

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