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

5/9-11 Adam Street, Burnley Vic 3121



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)

2 1 1

Price: $517,000
Method: Private Sale
Date: 17/07/2025
Property Type: Apartment

Agent Comments

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

2 1 1

Price: $546,250
Method: Private Sale
Date: 08/07/2025
Property Type: Apartment

Agent Comments



5/6 Adam St BURNLEY 3121 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 10/05/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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