

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

1/20 Adam Street, Burnley Vic 3121

Indicative selling price

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

Range between

\$350,000

&

\$385,000

Median sale price

Median price

\$506,500

Property Type

Unit

Suburb

Burnley

Period - From

01/07/2025

to

30/09/2025

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	5/35 Fitzgerald St SOUTH YARRA 3141	\$350,000	02/07/2025
2	5/28 Bennett St RICHMOND 3121	\$367,000	25/09/2025
3	18/244 Mary St RICHMOND 3121	\$380,000	11/10/2025

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:

15/12/2025 10:14

1/20 Adam Street, Burnley Vic 3121

Daniel Finlayson

03 9967 8899

0430 110 348

daniel.finlayson@belleproperty.com

Indicative Selling Price

\$350,000 - \$385,000

Median Unit Price

September quarter 2025: \$506,500



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/35 Fitzgerald St SOUTH YARRA 3141 (REI/VG)

Agent Comments

 1  1  1

Price: \$350,000

Method: Private Sale

Date: 02/07/2025

Property Type: Unit



5/28 Bennett St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$367,000

Method: Private Sale

Date: 25/09/2025

Property Type: Apartment



18/244 Mary St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$380,000

Method: Private Sale

Date: 11/10/2025

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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