

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

2/217-221 Barkly Avenue, Burnley Vic 3121

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$570,000 Property Type Unit Suburb Burnley

Period - From 31/03/2025 to 30/03/2026 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	16/217-221 Barkly Av BURNLEY 3121	\$560,000	17/03/2026
2	2/35 Hill St HAWTHORN 3122	\$575,500	20/03/2026
3	7/14 Dickens St RICHMOND 3121	\$575,000	26/11/2025

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:

31/03/2026 09:59



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Rooms: 3**Property Type:** Apartment**Land Size:** 1 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

31/03/2025 - 30/03/2026: \$570,000

Comparable Properties

16/217-221 Barkly Av BURNLEY 3121 (REI)

Agent Comments

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Price: \$560,000**Method:****Date:** 17/03/2026**Property Type:** Apartment**2/35 Hill St HAWTHORN 3122 (REI)**

Agent Comments

2
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Price: \$575,500**Method:** Sold Before Auction**Date:** 20/03/2026**Property Type:** Apartment**7/14 Dickens St RICHMOND 3121 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$575,000**Method:** Sold Before Auction**Date:** 26/11/2025**Property Type:** Apartment