

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$575,000

### 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	16/217-221 Barkly Av BURNLEY 3121	\$570,000	18/03/2026
2	2/7 Clowes St SOUTH YARRA 3141	\$560,000	15/05/2026
3	12/256 Williams Rd TOORAK 3142	\$580,000	28/04/2026

**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: 25/05/2026 08:30



2   1   1

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

**Indicative Selling Price**  
 \$550,000 - \$575,000  
**Median Unit Price**  
 Year ending March 2026: \$517,000

## Comparable Properties

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

Agent Comments

2   1   1

**Price:** \$570,000  
**Method:**  
**Date:** 18/03/2026  
**Property Type:** Apartment



2/7 Clowes St SOUTH YARRA 3141 (REI)

Agent Comments

2   1   1

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 15/05/2026  
**Property Type:** Apartment



12/256 Williams Rd TOORAK 3142 (REI)

Agent Comments

2   1   -

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 28/04/2026  
**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000