

# 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

1a Cherrill Street, Burnley Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,380,000

### Median sale price

Median price \$1,300,000

Property Type Townhouse

Suburb Burnley

Period - From 16/04/2025

to 15/04/2026

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	4/2 Union St RICHMOND 3121	\$1,200,000	26/03/2026
2	47 Bendigo St RICHMOND 3121	\$1,110,000	20/03/2026
3	5/19-23 Palmer St RICHMOND 3121	\$1,125,500	01/12/2025

**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:

16/04/2026 16:12



 2   
  2   
  1

**Rooms:** 3

**Property Type:** Townhouse (Res)

**Land Size:** 89 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,380,000

**Median Townhouse Price**

16/04/2025 - 15/04/2026: \$1,300,000

## Comparable Properties



**4/2 Union St RICHMOND 3121 (REI/VG)**

Agent Comments

 2   
  1   
  1

**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 26/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 151 sqm approx



**47 Bendigo St RICHMOND 3121 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$1,110,000

**Method:** Sold Before Auction

**Date:** 20/03/2026

**Property Type:** Townhouse (Res)



**5/19-23 Palmer St RICHMOND 3121 (REI)**

Agent Comments

 2   
  1   
  1

**Price:** \$1,125,500

**Method:** Sold Before Auction

**Date:** 01/12/2025

**Property Type:** Townhouse (Res)

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