

# 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

10/7 Adam 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)

Range between \$330,000 & \$350,000

### Median sale price

Median price \$517,000 Property Type Unit Suburb Burnley

Period - From 21/05/2025 to 20/05/2026 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	8/34 Davison St RICHMOND 3121	\$337,000	18/04/2026
2	18/23 Davison St RICHMOND 3121	\$341,000	18/04/2026
3	14/1-3 Mcgrath Ct RICHMOND 3121	\$340,000	23/03/2026

**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:

21/05/2026 10:11

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**Indicative Selling Price**

\$330,000 - \$350,000

**Median Unit Price**

21/05/2025 - 20/05/2026: \$517,000



 1  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties

8/34 Davison St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

**Price:** \$337,000

**Method:** Private Sale

**Date:** 18/04/2026

**Property Type:** Apartment



18/23 Davison St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

**Price:** \$341,000

**Method:** Auction Sale

**Date:** 18/04/2026

**Property Type:** Apartment



14/1-3 Mcgrath Ct RICHMOND 3121 (REI)

Agent Comments

 1  1  1

**Price:** \$340,000

**Method:** Private Sale

**Date:** 23/03/2026

**Property Type:** Apartment

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