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<br>Including suburb and postcode | 6/16-18 Adam Street, Burnley Vic 3121 |

## Indicative selling price

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

Range between $500,000 & $550,000

## Median sale price

Median price $531,625 Property Type Unit Suburb Burnley

Period - From 04/06/2025 to 03/06/2026 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 | 4/82 Madden Gr RICHMOND 3121 | $535,000 | 25/05/2026 |
| 2 | 11/6 Adam St BURNLEY 3121 | $470,000 | 30/04/2026 |
| 3 | 10/275 Burnley St RICHMOND 3121 | $542,500 | 20/03/2026 |

**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: 04/06/2026 09:24

# 6/16-18 Adam Street, Burnley Vic 3121




2

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$500,000 - $550,000
**Median Unit Price**
04/06/2025 - 03/06/2026: $531,625

## Comparable Properties



**4/82 Madden Gr RICHMOND 3121 (REI)**

2 1 1

**Price:** $535,000
**Method:** Private Sale
**Date:** 25/05/2026
**Property Type:** Apartment

Agent Comments



**11/6 Adam St BURNLEY 3121 (REI)**

2 1 1

**Price:** $470,000
**Method:** Private Sale
**Date:** 30/04/2026
**Property Type:** Apartment

Agent Comments



**10/275 Burnley St RICHMOND 3121 (REI/VG)**

2 1 1

**Price:** $542,500
**Method:** Private Sale
**Date:** 20/03/2026
**Property Type:** Apartment

Agent Comments

**Account** - BigginScott | P: 03 9426 4000

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