

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

16/217-221 Barkly Avenue, Burnley Vic 3121
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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

04/03/2025

 to

03/03/2026

 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	16/28 Wattle Rd HAWTHORN 3122	\$575,000	16/02/2026
2	9/25 Waltham St RICHMOND 3121	\$580,000	06/02/2026
3	5/32 Barton St HAWTHORN 3122	\$550,000	22/01/2026

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:

04/03/2026 10:58



2 1 1

Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median Unit Price
 04/03/2025 - 03/03/2026: \$570,000

Comparable Properties



16/28 Wattle Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 16/02/2026
Property Type: Apartment



9/25 Waltham St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$580,000
Method: Private Sale
Date: 06/02/2026
Property Type: Apartment



5/32 Barton St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

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