

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

31 Gumbri Lane, Burnley Vic 3121

Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

Median sale price

Median price \$1,555,000 Property Type House Suburb Burnley

Period - From 01/01/2025 to 31/12/2025 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	5 Tivoli PI SOUTH YARRA 3141	\$1,580,000	11/12/2025
2	44 Bunting St RICHMOND 3121	\$1,505,000	06/11/2025
3	18 Lincoln St RICHMOND 3121	\$1,450,000	15/10/2025

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: 17/02/2026 12:51



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,540,000

Median House Price

Year ending December 2025: \$1,555,000

Comparable Properties



5 Tivoli PI SOUTH YARRA 3141 (REI/VG)

Agent Comments

3 2 2

Price: \$1,580,000

Method: Private Sale

Date: 11/12/2025

Property Type: Townhouse (Single)



44 Bunting St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 -

Price: \$1,505,000

Method: Auction Sale

Date: 06/11/2025

Property Type: House (Res)

Land Size: 107 sqm approx



18 Lincoln St RICHMOND 3121 (REI/VG)

Agent Comments

4 3 2

Price: \$1,450,000

Method: Private Sale

Date: 15/10/2025

Property Type: House (Res)

Land Size: 106 sqm approx

Account - Jellis Craig | P: 03 9864 5000