



Burnley

Suburb Report

Your connection to property insights



JellisCraig

Property Prices

BURNLEY SUBURB REPORT

Median house price¹

Median
\$1.56m

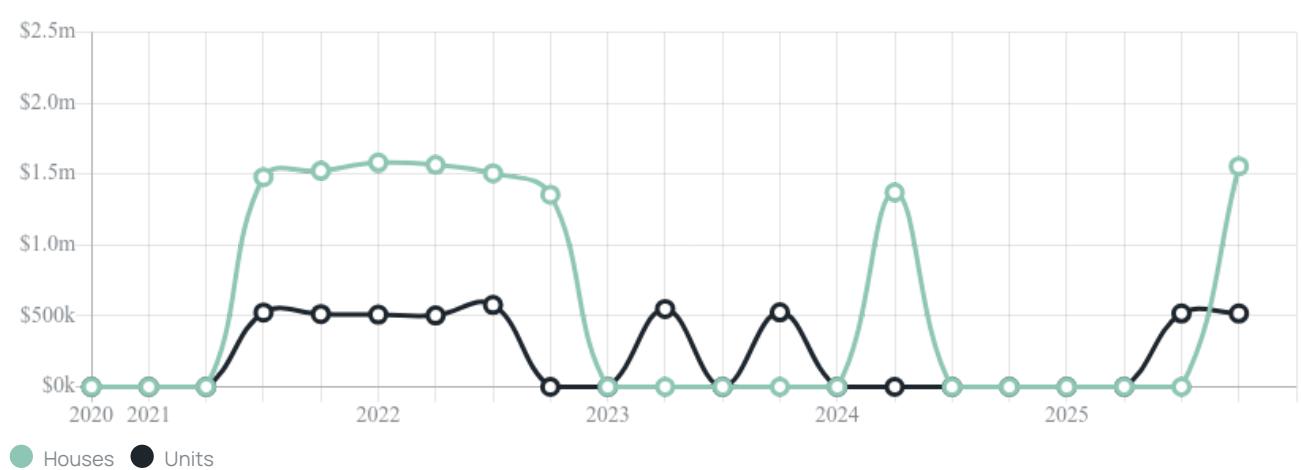
Quarterly price change
0.00% 

Median unit price¹

Median
\$517k

Quarterly price change
0.00% 

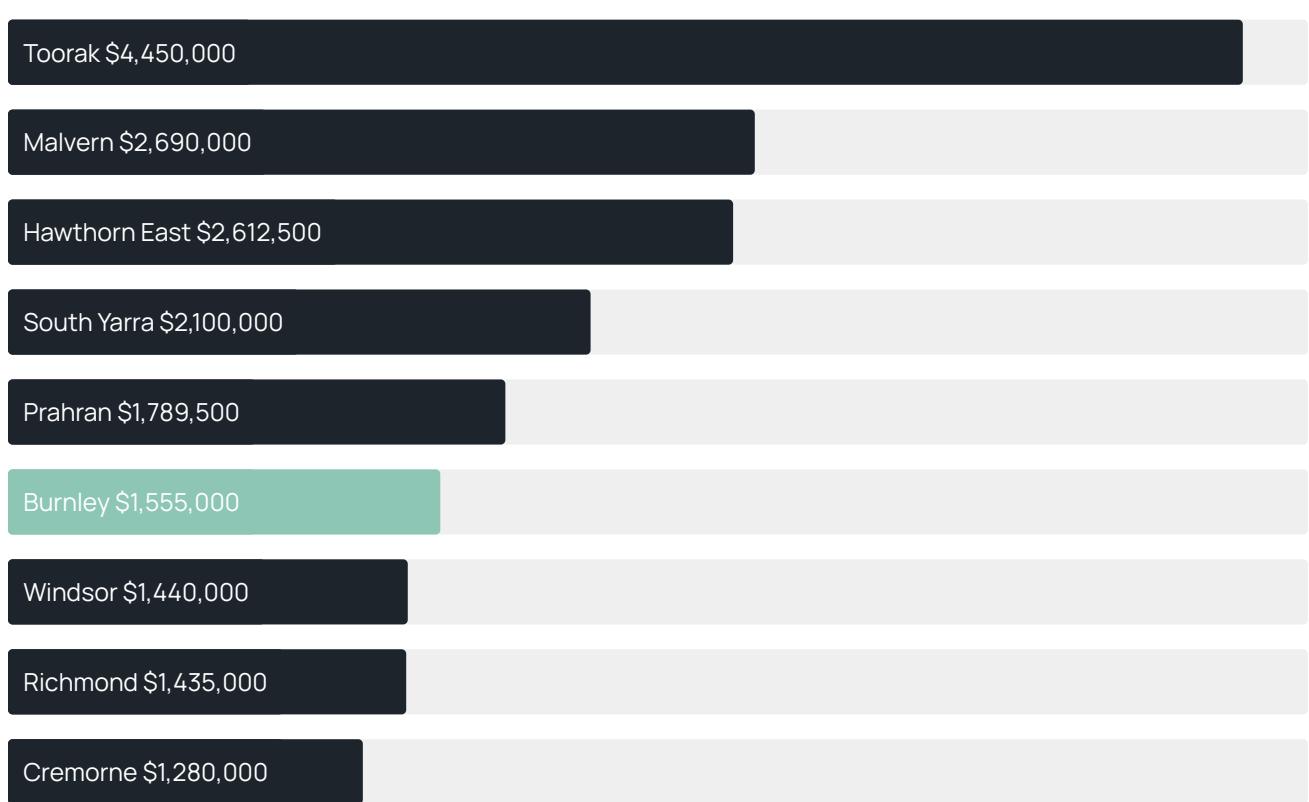
Quarterly price change¹



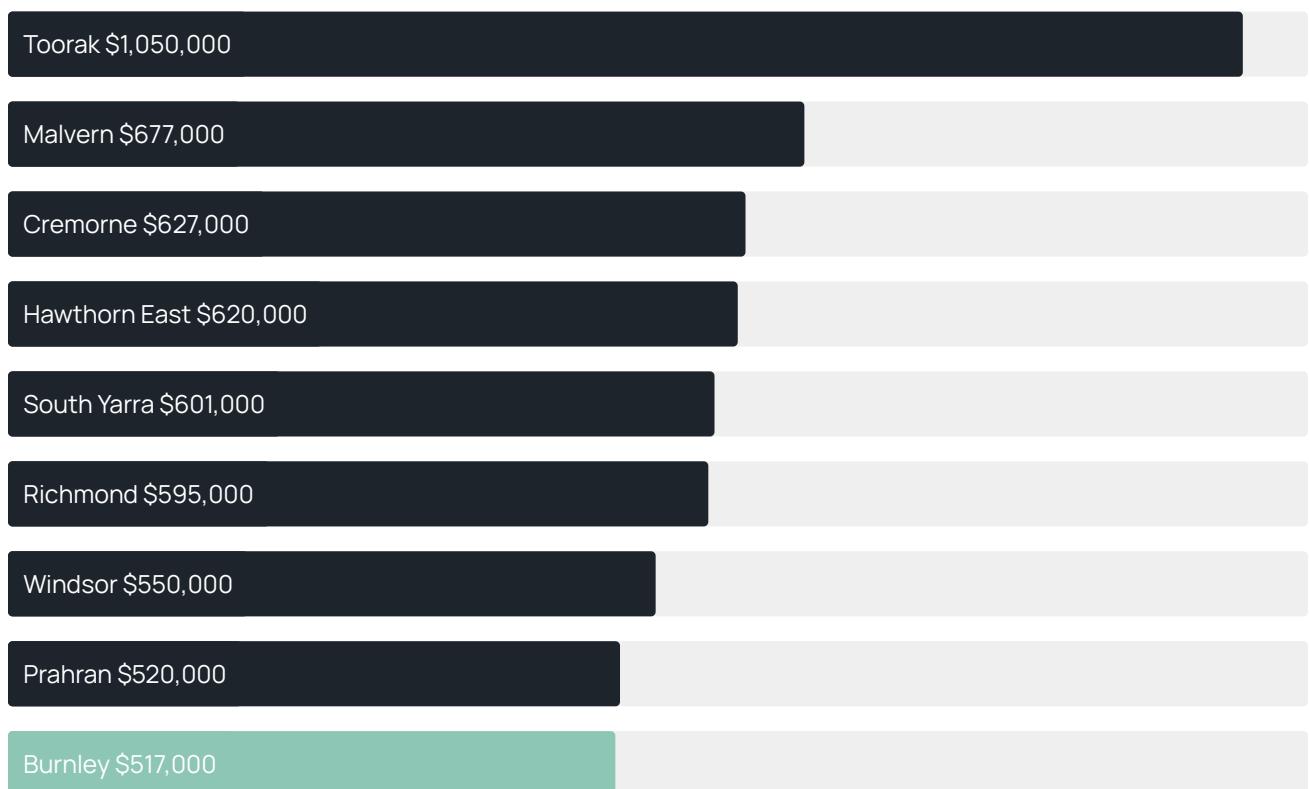
Surrounding Suburbs

BURNLEY SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

BURNLEY SUBURB REPORT

Sale method²



● Auction 17%
● Private 83%

Auction clearance rate³

100%

Jellis Craig average inspection attendance per listing⁴
groups

Average hold period¹

9.2 years

Insights

Dwelling type⁵



● Houses 20% ● Units 80%

Ownership⁵



● Owned outright 25% ● Mortgaged 32% ● Rented 43%

Population⁵

794

Median asking rent¹

\$950 per week

Population growth⁵

3.25%

Rental yield¹

2.78%

Median age⁵

32 years

Median household size⁵

2.1 people

BURNLEY SUBURB REPORT

Recent Burnley sales

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 1/12 Madden Gr Burnley	1	Apartment	\$345,000	15 Dec 2025
 5/9-11 Adam St Burnley	2	Apartment	\$582,000	12 Nov 2025
 38 Parkville St Burnley	2	House	\$900,000	07 Nov 2025
 1/7 Adam St Burnley	1	Apartment	\$330,000	05 Nov 2025
 14/217-221 Barkly Av Burnley	1	Apartment	\$435,000	02 Nov 2025
 94 Madden Gr Burnley	2	House	\$1,320,000	23 Oct 2025
 44 Parkville St Burnley	2	Townhouse	\$1,300,000	22 Oct 2025
 10 Crimea St Burnley	3	House	\$1,820,000	11 Oct 2025
 7 Cherrill St Burnley	3	House	\$1,425,000	11 Oct 2025
 6/27 Gibdon St Burnley	3	Townhouse (Conjoined)	\$1,520,000	13 Sep 2025

Sold Properties

BURNLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/50 Gibdon St BURNLEY	3	Townhouse	\$1,450,000	03 Sep 2025
 12/7 Adam St Burnley	1	Apartment	\$311,000	28 Aug 2025
 417 Burnley St Burnley	3	House	\$1,260,000	16 Aug 2025
 9/6 Adam St Burnley	1	Apartment	\$305,000	29 Jul 2025
 23 Parkville St Burnley	4	House	\$1,885,000	26 Jul 2025
 2/7 Adam St Burnley	2	Apartment	\$517,000	17 Jul 2025
 20 Parkville St Burnley	2	House	\$770,000	16 Jul 2025
 9/241 Stawell St Burnley	2	Unit	\$496,000	11 Jul 2025
 14/7 Adam St Burnley	2	Apartment	\$546,250	08 Jul 2025
 9 Gibdon St Burnley	4	House	\$2,255,000	01 Jul 2025

Sold Properties

BURNLEY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold	
 19 Gibdon St Burnley	3	House	\$2,150,000	18 Jun 2025	
 11/9-11 Adam St BURNLEY	2	Apartment	\$686,000	14 Jun 2025	
 5/6 Adam St Burnley	2	Subdivided Unit/Villa/Townhouse	\$600,000	10 May 2025	
 11 Barrow Pl Burnley	3	House	\$1,555,000	10 May 2025	
	104/10 Wadumbuk La Burnley	1	Strata Unit/Flat	\$570,000	09 May 2025
 92 Madden Gr Burnley	2	House	\$1,170,000	10 Apr 2025	
 42 Parkville St Burnley	4	House	\$2,200,000	01 Mar 2025	
 46 Gibdon St Burnley	2	House	\$1,110,000	22 Feb 2025	



Jellis Craig Richmond
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.



Data is current as of PDF generation date 01/02/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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