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	203/174 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between $460,000 & $500,000

Median sale price

Median price $576,000 Property Type Unit Suburb Richmond

Period - From 01/07/2024 to 30/06/2025 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	107/121 Power St HAWTHORN 3122	$472,000	26/08/2025
2	515/253 Bridge Rd RICHMOND 3121	$470,000	18/07/2025
3	403/174 Burnley St RICHMOND 3121	$477,000	03/07/2025

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: 08/09/2025 12:02

203/174 Burnley Street, Richmond Vic 3121



Property Type: Land
Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price
$460,000 - $500,000
Median Unit Price
Year ending June 2025: $576,000

Comparable Properties



107/121 Power St HAWTHORN 3122 (REI)

1 | 1 | 1

Price: $472,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



515/253 Bridge Rd RICHMOND 3121 (REI/VG)

1 | 1 | 1

Price: $470,000
Method: Private Sale
Date: 18/07/2025
Property Type: Apartment

Agent Comments



403/174 Burnley St RICHMOND 3121 (REI/VG)

1 | 1 | 1

Price: $477,000
Method: Private Sale
Date: 03/07/2025
Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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