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	103/386 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between $590,000 & $640,000

Median sale price

Median price $646,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 to 30/09/2025 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	303/486 Victoria St RICHMOND 3121	$620,000	10/11/2025
2	604/8 Daly St SOUTH YARRA 3141	$630,000	20/10/2025
3	8/67 Alexandra Av SOUTH YARRA 3141	$594,500	17/10/2025

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: 19/11/2025 13:40

Harcourts



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$590,000 - $640,000
Median Unit Price
September quarter 2025: $646,000

Comparable Properties



303/486 Victoria St RICHMOND 3121 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 10/11/2025
Property Type: Apartment

Agent Comments



604/8 Daly St SOUTH YARRA 3141 (REI)

2 2 1

Price: $630,000
Method: Private Sale
Date: 20/10/2025
Property Type: Apartment

Agent Comments



8/67 Alexandra Av SOUTH YARRA 3141 (REI/VG)

2 1 1

Price: $594,500
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment
Land Size: 590 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata .com.au

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