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	301/174 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price	$399,000

Median sale price

Median price	$570,000	Property Type	Unit	Suburb	Richmond
Period - From	01/04/2025	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	408/30 Burnley St RICHMOND 3121	$390,000	03/04/2025
2	512/30 Burnley St RICHMOND 3121	$400,000	25/07/2025
3	4/201 Punt Rd RICHMOND 3121	$405,000	19/02/2025

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: 11/08/2025 16:45

301/174 Burnley Street, Richmond Vic 3121

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
June quarter 2025: $570,000

Comparable Properties



408/30 Burnley St RICHMOND 3121 (REI/VG)

1 1 1

Price: $390,000
Method: Private Sale
Date: 03/04/2025
Property Type: Apartment

Agent Comments



512/30 Burnley St RICHMOND 3121 (REI)

1 1 1

Price: $400,000
Method: Private Sale
Date: 25/07/2025
Property Type: Apartment

Agent Comments



4/201 Punt Rd RICHMOND 3121 (REI/VG)

1 1 1

Price: $405,000
Method: Private Sale
Date: 19/02/2025
Property Type: Apartment

Agent Comments

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