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: 202/7 Newry Street, Richmond Vic 3121

Indicative selling price

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

Range between: $545,000 & $585,000

Median sale price

Median price: $603,500 Property Type: Unit Suburb: Richmond

Period - From: 01/01/2026 to: 31/03/2026 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	207/253 Bridge Rd RICHMOND 3121	$550,000	20/04/2026
2	3001/35 Malcolm St SOUTH YARRA 3141	$560,000	13/04/2026
3	612/253 Bridge Rd RICHMOND 3121	$570,000	18/04/2026

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: 08/05/2026 15:30

202/7 Newry Street, Richmond Vic 3121



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$545,000 - $585,000
Median Unit Price
March quarter 2026: $603,500

Comparable Properties



207/253 Bridge Rd RICHMOND 3121 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 20/04/2026
Property Type: Apartment

Agent Comments



3001/35 Malcolm St SOUTH YARRA 3141 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 13/04/2026
Property Type: Apartment

Agent Comments

612/253 Bridge Rd RICHMOND 3121 (REI)

2 1 1

Price: $570,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Apartment

Agent Comments

Account - Belle Property Richmond | P: 03 9967 8899

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