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	5/86 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between $680,000 & $705,000

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	610/20 Burnley St RICHMOND 3121	$711,501	29/04/2026
2	220/56 Nicholson St ABBOTSFORD 3067	$735,000	15/04/2026
3	3/14 Oak St HAWTHORN 3122	$685,000	28/03/2026

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: 27/05/2026 18:21

5/86 Burnley Street, Richmond Vic 3121

Johanna Doherty
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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$680,000 - $705,000
Median Unit Price
March quarter 2026: $603,500

Comparable Properties



610/20 Burnley St RICHMOND 3121 (REI/VG)

2 2 1

Price: $711,501
Method: Private Sale
Date: 29/04/2026
Property Type: Apartment

Agent Comments

This has an extra bathroom but one less carspace



220/56 Nicholson St ABBOTSFORD 3067 (REI)

2 2 2

Price: $735,000
Method: Private Sale
Date: 15/04/2026
Property Type: Apartment

Agent Comments

This has an extra bathroom



3/14 Oak St HAWTHORN 3122 (REI)

2 1 2

Price: $685,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 8415 6100

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