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	22/81 Edinburgh Street, Richmond Vic 3121

Indicative selling price

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

Range between $300,000 & $330,000

Median sale price

Median price $562,500 Property Type Unit Suburb Richmond

Period - From 01/01/2025 to 31/03/2025 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	15/182 Coppin St RICHMOND 3121	$318,000	27/03/2025
2	16/182 Coppin St RICHMOND 3121	$311,500	28/02/2025
3	1/270 Burnley St RICHMOND 3121	$330,000	13/02/2025

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: 11/06/2025 17:36

22/81 Edinburgh Street, Richmond Vic 3121



1 1 1

Rooms: 1
Property Type: Apartment

Agent Comments

Indicative Selling Price
$300,000 - $330,000
Median Unit Price
March quarter 2025: $562,500

Comparable Properties



15/182 Coppin St RICHMOND 3121 (REI/VG)

1 1 1

Price: $318,000
Method: Private Sale
Date: 27/03/2025
Property Type: Unit

Agent Comments



16/182 Coppin St RICHMOND 3121 (REI/VG)

1 1 1

Price: $311,500
Method: Private Sale
Date: 28/02/2025
Property Type: Apartment

Agent Comments



1/270 Burnley St RICHMOND 3121 (VG)

1 - -

Price: $330,000
Method: Sale
Date: 13/02/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments

Account - BigginScott | P: 03 9426 4000

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