

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

113 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$1,085,000

Median sale price

Median price

\$1,462,000

Property Type

House

Suburb

Richmond

Period - From

01/07/2024

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	95 Hoddle St RICHMOND 3121	\$1,060,500	12/07/2025
2	124 Coppin St RICHMOND 3121	\$1,007,000	05/07/2025
3	101 Charles St ABBOTSFORD 3067	\$1,055,000	21/06/2025

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:

15/09/2025 08:23



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Property Type: House
Land Size: 176 sqm approx
Agent Comments

Indicative Selling Price
\$1,085,000
Median House Price
Year ending June 2025: \$1,462,000

Comparable Properties



95 Hoddle St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,060,500
Method: Auction Sale
Date: 12/07/2025
Property Type: House (Res)
Land Size: 155 sqm approx



124 Coppin St RICHMOND 3121 (REI)

Agent Comments

2 1 -

Price: \$1,007,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 150 sqm approx



101 Charles St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 -

Price: \$1,055,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 141 sqm approx