

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$1,470,000 Property Type House Suburb Richmond

Period - From 26/08/2024 to 25/08/2025 Source Property Data

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	91 Church St HAWTHORN 3122	\$950,000	10/07/2025
2	29 Bell St RICHMOND 3121	\$1,048,000	06/06/2025
3	82 Lennox St RICHMOND 3121	\$1,005,000	10/05/2025

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:

26/08/2025 15:32



2 1 1

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

Indicative Selling Price
\$950,000 - \$1,040,000
Median House Price
26/08/2024 - 25/08/2025: \$1,470,000

Comparable Properties



91 Church St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$950,000
Method: Sale
Date: 10/07/2025
Property Type: House - Attached House N.E.C.
Land Size: 272 sqm approx



29 Bell St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$1,048,000
Method: Sold Before Auction
Date: 06/06/2025
Property Type: House (Res)
Land Size: 140 sqm approx



82 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 -

Price: \$1,005,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 184 sqm approx