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	607/132 Burnley Street, Richmond Vic 3121
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$450,000	&	\$480,000

Median sale price

Median price	\$578,500	Pro	perty Type	Unit		Suburb	Richmond
Period - From	28/10/2024	to	27/10/2025		Source	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	507/11 Flockhart St ABBOTSFORD 3067	\$455,000	22/09/2025
2	118/11 Flockhart St ABBOTSFORD 3067	\$468,500	25/07/2025
3	303/229 Bridge Rd RICHMOND 3121	\$470,000	22/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/10/2025 14:16





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Indicative Selling Price \$450,000 - \$480,000 **Median Unit Price** 28/10/2024 - 27/10/2025: \$578,500





Property Type: Apartment **Agent Comments**

Comparable Properties



507/11 Flockhart St ABBOTSFORD 3067 (REI)

Price: \$455,000 Method: Private Sale Date: 22/09/2025

Property Type: Apartment

Agent Comments



118/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

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Agent Comments

Price: \$468,500 Method: Private Sale Date: 25/07/2025

Property Type: Apartment



303/229 Bridge Rd RICHMOND 3121 (REI/VG)





Price: \$470,000 Method: Private Sale Date: 22/07/2025

Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000





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