

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

9/339 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Richmond

Period - From

03/11/2024

to

02/11/2025

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	136/8 Garfield St RICHMOND 3121	\$395,000	27/10/2025
2	10/45 York St RICHMOND 3121	\$410,000	08/08/2025
3	11D/28 Burnley St RICHMOND 3121	\$400,000	24/07/2025

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:

03/11/2025 08:21



Emily Sayers
03 9426 4000
0404 988 850
esayers@bigginScott.com.au



1 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$390,000 - \$420,000
Median Unit Price
03/11/2024 - 02/11/2025: \$575,000

Comparable Properties



136/8 Garfield St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$395,000
Method: Private Sale
Date: 27/10/2025
Property Type: Apartment



10/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000
Method: Private Sale
Date: 08/08/2025
Property Type: Apartment



11D/28 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$400,000
Method: Private Sale
Date: 24/07/2025
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



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