

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

202/229 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between

\$470,000

&

\$500,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Richmond

Period - From

23/12/2024

to

22/12/2025

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	507/11 Flockhart St ABBOTSFORD 3067	\$455,000	22/09/2025
2	1005/20 Shamrock St ABBOTSFORD 3067	\$490,000	03/09/2025
3	LG1/11 Shamrock St ABBOTSFORD 3067	\$470,000	05/08/2025

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:

23/12/2025 10:32

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2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
23/12/2024 - 22/12/2025: \$580,000

Comparable Properties



507/11 Flockhart St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

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



1005/20 Shamrock St ABBOTSFORD 3067 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment



LG1/11 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments

2 1 1

Price: \$470,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment