

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

202/32 Bosisto Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$560,000

&

\$575,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Richmond

Period - From

16/12/2024

to

15/12/2025

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	403/8 New St RICHMOND 3121	\$553,000	03/10/2025
2	615/14 David St RICHMOND 3121	\$571,000	15/09/2025
3	504/36 Regent St RICHMOND 3121	\$575,000	01/09/2025

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:

16/12/2025 10:20

Emily Sayers

03 9426 4000

0404 988 850

esayers@bigginScott.com.au

Indicative Selling Price

\$560,000 - \$575,000

Median Unit Price

16/12/2024 - 15/12/2025: \$582,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



403/8 New St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$553,000

Method: Private Sale

Date: 03/10/2025

Property Type: Apartment



615/14 David St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$571,000

Method: Private Sale

Date: 15/09/2025

Property Type: Unit

504/36 Regent St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 01/09/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000