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

504/183 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Range between | $650,000 | & | $695,000

Median sale price

| Median price | $646,000 | Property Type | Unit | Suburb | Richmond |

| Period - From | 01/07/2025 | to | 30/09/2025 | Source | REIV |

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	207/183 Bridge Rd RICHMOND 3121	$640,000	26/11/2025
2	805E/9 Robert St COLLINGWOOD 3066	$735,000	28/10/2025
3	608/154 Cremorne St CREMORNE 3121	$695,000	22/10/2025

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: | 05/12/2025 13:23

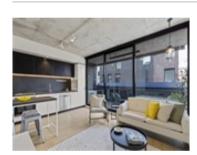# 504/183 Bridge Road, Richmond Vic 3121

BigginScott

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median Unit Price
September quarter 2025: $646,000

Comparable Properties

207/183 Bridge Rd RICHMOND 3121 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 26/11/2025
Property Type: Apartment

Agent Comments

805E/9 Robert St COLLINGWOOD 3066 (REI/VG)

2 2 1

Price: $735,000
Method: Private Sale
Date: 28/10/2025
Property Type: Apartment

Agent Comments

608/154 Cremorne St CREMORNE 3121 (REI)

2 2 1

Price: $695,000
Method: Private Sale
Date: 22/10/2025
Property Type: Apartment

Agent Comments

Account - BigginScott | P: 03 9426 4000