

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
305/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$330,000 & \$350,000

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	303/20 Shamrock St ABBOTSFORD 3067	\$370,000	17/10/2025
2	106/20 Burnley St RICHMOND 3121	\$363,000	16/10/2025
3	302/30 Burnley St RICHMOND 3121	\$370,000	15/09/2025

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 12:24



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median Unit Price

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

Comparable Properties



303/20 Shamrock St ABBOTSFORD 3067 (REI/VG)



Price: \$370,000

Method: Private Sale

Date: 17/10/2025

Property Type: Apartment

Agent Comments



106/20 Burnley St RICHMOND 3121 (REI)



Price: \$363,000

Method: Private Sale

Date: 16/10/2025

Property Type: Apartment

Agent Comments



302/30 Burnley St RICHMOND 3121 (REI/VG)



Price: \$370,000

Method: Sold Before Auction

Date: 15/09/2025

Property Type: Apartment

Agent Comments

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