

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

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1 Bed 1 Bath 1 Car

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)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000
Method: Private Sale
Date: 17/10/2025
Property Type: Apartment



106/20 Burnley St RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$363,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment



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

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$370,000
Method: Sold Before Auction
Date: 15/09/2025
Property Type: Apartment