

# 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  
101/360 Burnley Street, Richmond Vic 3121

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price <input type="text" value="\$580,000"/>	Property Type <input type="text" value="Unit"/>	Suburb <input type="text" value="Richmond"/>
Period - From <input type="text" value="06/01/2025"/>	to <input type="text" value="05/01/2026"/>	Source <input type="text" value="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	217/253 Bridge Rd RICHMOND 3121	\$450,000	05/01/2026
2	607/132-136 Burnley St RICHMOND 3121	\$440,000	03/12/2025
3	507/11 Flockhart St ABBOTSFORD 3067	\$455,000	22/09/2025

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:

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**Property Type:** Apartment

**Land Size:** 54 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$440,000 - \$470,000

**Median Unit Price**

06/01/2025 - 05/01/2026: \$580,000

## Comparable Properties



**217/253 Bridge Rd RICHMOND 3121 (REI)**



1



1



1

[Agent Comments](#)

**Price:** \$450,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** Apartment



**607/132-136 Burnley St RICHMOND 3121 (REI)**



2



1



1

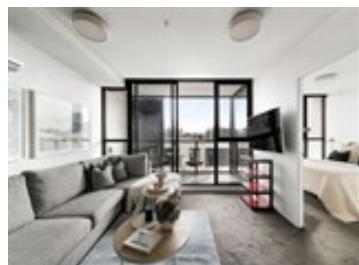
[Agent Comments](#)

**Price:** \$440,000

**Method:** Private Sale

**Date:** 03/12/2025

**Property Type:** Apartment



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



2



1



1

[Agent Comments](#)

**Price:** \$455,000

**Method:** Private Sale

**Date:** 22/09/2025

**Property Type:** Apartment

**Account - BigginScott | P: 03 9426 4000**