

# 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

353 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,425,000

### Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Richmond

Period - From

01/10/2025

to

31/12/2025

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	89 Baker St RICHMOND 3121	\$1,390,000	05/02/2026
2	49 Bennett St RICHMOND 3121	\$1,475,000	15/11/2025
3	37 Bowen St RICHMOND 3121	\$1,410,000	06/11/2025

**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:

18/02/2026 15:35



 2  
  1  
  1

**Property Type:** House  
**Land Size:** 210 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,425,000  
**Median House Price**  
 December quarter 2025: \$1,330,000

## Comparable Properties



**89 Baker St RICHMOND 3121 (REI)**

Agent Comments

 2  
  2  
  1

**Price:** \$1,390,000  
**Method:** Sold Before Auction  
**Date:** 05/02/2026  
**Property Type:** House (Res)



**49 Bennett St RICHMOND 3121 (REI)**

Agent Comments

 2  
  1  
  1

**Price:** \$1,475,000  
**Method:** Sold Before Auction  
**Date:** 15/11/2025  
**Property Type:** House (Res)  
**Land Size:** 181 sqm approx



**37 Bowen St RICHMOND 3121 (REI/VG)**

Agent Comments

 2  
  2  
  1

**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** House (Res)  
**Land Size:** 167 sqm approx

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