

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

803/39 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$440,000

 &

\$475,000

Median sale price

Median price

\$580,000

 Property Type

Unit

 Suburb

Richmond

Period - From

28/01/2025

 to

27/01/2026

 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	217/253 Bridge Rd RICHMOND 3121	\$450,000	05/01/2026
2	610/253 Bridge Rd RICHMOND 3121	\$470,000	26/11/2025
3	203/174 Burnley St RICHMOND 3121	\$475,000	24/09/2025

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:

28/01/2026 10:47



Property Type: Strata Unit/Flat

[Agent Comments](#)

Indicative Selling Price

\$440,000 - \$475,000

Median Unit Price

28/01/2025 - 27/01/2026: \$580,000

Comparable Properties



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

[Agent Comments](#)



Price: \$450,000

Method: Private Sale

Date: 05/01/2026

Property Type: Apartment



610/253 Bridge Rd RICHMOND 3121 (REI)

[Agent Comments](#)



Price: \$470,000

Method: Private Sale

Date: 26/11/2025

Property Type: Apartment



203/174 Burnley St RICHMOND 3121 (REI/VG)

[Agent Comments](#)



Price: \$475,000

Method: Private Sale

Date: 24/09/2025

Property Type: Unit

Account - BigginScott | P: 03 9426 4000