

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

4/52 Baker Street, Richmond Vic 3121

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$585,000

Property Type Unit

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	2/14 Dickens St RICHMOND 3121	\$520,500	14/03/2026
2	4/36 Egan St RICHMOND 3121	\$515,000	27/01/2026
3	3/38 Burnley St RICHMOND 3121	\$520,000	18/11/2025

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:

16/03/2026 21:05



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

December quarter 2025: \$585,000

Comparable Properties



2/14 Dickens St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$520,500

Method: Auction Sale

Date: 14/03/2026

Property Type: Apartment



4/36 Egan St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 27/01/2026

Rooms: 3

Property Type: Apartment



3/38 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Sold Before Auction

Date: 18/11/2025

Property Type: Apartment

Account - BigginScott | P: 03 9426 4000