

# 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 401/3 Kennedy Avenue, Richmond Vic 3121

### Indicative selling price

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

Range between \$925,000 & \$950,000

### 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	4/342-344 Burnley St RICHMOND 3121	\$980,000	14/03/2026
2	202/40 Chapel Mews SOUTH YARRA 3141	\$890,000	24/02/2026
3	203/59 Stawell St RICHMOND 3121	\$862,000	21/02/2026

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: 25/03/2026 15:16



2   
 2   
 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$925,000 - \$950,000

**Median Unit Price**

December quarter 2025: \$585,000

## Comparable Properties



**4/342-344 Burnley St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$980,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Apartment



**202/40 Chapel Mews SOUTH YARRA 3141 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$890,000

**Method:** Private Sale

**Date:** 24/02/2026

**Property Type:** Apartment



**203/59 Stawell St RICHMOND 3121 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$862,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Apartment

Account - BigginScott | P: 03 9426 4000