

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 409/20 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Single price \$450,000

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	101/360 Burnley St RICHMOND 3121	\$455,000	28/01/2026
2	209/8 Burnley St RICHMOND 3121	\$410,000	03/12/2025
3	210/30 Burnley St RICHMOND 3121	\$420,000	28/11/2025

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:

07/03/2026 08:57

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Indicative Selling Price

\$450,000

Median Unit Price

December quarter 2025: \$585,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



101/360 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$455,000

Method: Private Sale

Date: 28/01/2026

Property Type: Apartment



209/8 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Private Sale

Date: 03/12/2025

Property Type: Apartment



210/30 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000

Method: Private Sale

Date: 28/11/2025

Property Type: Apartment

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