

# 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 4/86 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 \$675,000

### Median sale price

Median price \$603,500

Property Type Unit

Suburb Richmond

Period - From 01/01/2026

to 31/03/2026

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	107/7 Newry St RICHMOND 3121	\$650,001	09/04/2026
2	205/1 Dyer St RICHMOND 3121	\$632,500	24/03/2026
3	34/86 Burnley St RICHMOND 3121	\$635,000	05/03/2026

**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:

24/04/2026 13:29



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$675,000

Median Unit Price

March quarter 2026: \$603,500

## Comparable Properties



107/7 Newry St RICHMOND 3121 (REI)

Agent Comments

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Price: \$650,001

Method: Private Sale

Date: 09/04/2026

Property Type: Apartment



205/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

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Price: \$632,500

Method: Private Sale

Date: 24/03/2026

Property Type: Apartment



34/86 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

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Price: \$635,000

Method: Private Sale

Date: 05/03/2026

Property Type: Apartment

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