

# 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

1/71 Highett 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)

Range between \$330,000 & \$360,000

### Median sale price

Median price \$581,750

Property Type Unit

Suburb Richmond

Period - From 01/04/2026

to 30/06/2026

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 | 11/244 Mary St RICHMOND 3121   | \$350,000 | 08/07/2026   |
| 2 | 10/7 Adam St BURNLEY 3121      | \$350,000 | 15/06/2026   |
| 3 | 3/71 Highett St RICHMOND 3121  | \$353,000 | 17/02/2026   |

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:

06/08/2026 11:59



1 1 0

Rooms: 1  
Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$330,000 - \$360,000  
Median Unit Price  
June quarter 2026: \$581,750

## Comparable Properties



11/244 Mary St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$350,000  
Method: Private Sale  
Date: 08/07/2026  
Property Type: Apartment

10/7 Adam St BURNLEY 3121 (REI)

Agent Comments

1 1 1

Price: \$350,000  
Method: Private Sale  
Date: 15/06/2026  
Property Type: Apartment



3/71 Highett St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$353,000  
Method: Private Sale  
Date: 17/02/2026  
Property Type: Apartment

Account - BigginScott | P: 03 9426 4000