

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 403/120 Palmer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$375,000 & \$412,500

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 | 105/312 Swan St RICHMOND 3121 | \$399,000 | 21/04/2026 |
| 2 | 5/20 Burnley St RICHMOND 3121 | \$380,000 | 22/01/2026 |
| 3 | 305/120 Palmer St RICHMOND 3121 | \$350,000 | 20/01/2026 |

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: 06/05/2026 14:56



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Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$375,000 - \$412,500
Median Unit Price
 March quarter 2026: \$603,500

Comparable Properties



105/312 Swan St RICHMOND 3121 (REI)

[Agent Comments](#)

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Price: \$399,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment



5/20 Burnley St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$380,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

305/120 Palmer St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

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Price: \$350,000
Method: Private Sale
Date: 20/01/2026
Property Type: Apartment

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