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	202/2 Barnet Way, Richmond Vic 3121

Indicative selling price

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

Range between $520,000 & $550,000

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	502/33 Judd St RICHMOND 3121	$530,000	02/06/2026
2	502/6 Lord St RICHMOND 3121	$517,500	23/05/2026
3	302/2 Barnet Way RICHMOND 3121	$535,000	03/02/2026

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: 13/07/2026 13:58

202/2 Barnet Way, Richmond Vic 3121

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $550,000
Median Unit Price
June quarter 2026: $581,750

Comparable Properties



502/33 Judd St RICHMOND 3121 (REI)

1 1 1

Price: $530,000
Method: Private Sale
Date: 02/06/2026
Property Type: Apartment

Agent Comments



502/6 Lord St RICHMOND 3121 (REI/VG)

1 1 1

Price: $517,500
Method: Private Sale
Date: 23/05/2026
Property Type: Apartment

Agent Comments



302/2 Barnet Way RICHMOND 3121 (REI/VG)

1 1 1

Price: $535,000
Method: Private Sale
Date: 03/02/2026
Property Type: Apartment

Agent Comments

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