Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	807/39 APPLETON STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$395,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$633,100	Property type	Unit	Suburb	Richmond
Period-from	01 Sep 2025	to	31 Aug 2026	Source	Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
601/39 APPLETON STREET RICHMOND VIC 3121	$420,000	17-Jul-26
607/171 BUCKINGHAM STREET RICHMOND VIC 3121	$440,000	16-Mar-26
107/70 BURNLEY STREET RICHMOND VIC 3121	$430,000	18-Jun-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 September 2026

GOTHAM
PROPERTY

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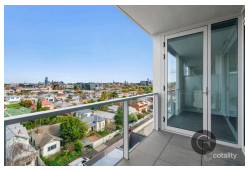


601/39 APPLETON STREET RICHMOND VIC 3121

1 1 1

Sold Price **$420,000** Sold Date **17-Jul-26**

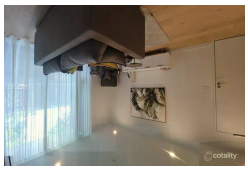
Distance **0km**

607/171 BUCKINGHAM STREET RICHMOND VIC 3121

1 1 1

Sold Price **$440,000** Sold Date **16-Mar-26**

Distance **0.27km**



107/70 BURNLEY STREET RICHMOND VIC 3121

1 1 1

Sold Price **$430,000** Sold Date **18-Jun-26**

Distance **0.27km**

RS = Recent sale **UN** = Undisclosed Sale

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