

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

210/253 BRIDGE ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,700

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

112/253 BRIDGE ROAD RICHMOND VIC 3121	\$480,000	12-Dec-25
515/253 BRIDGE ROAD RICHMOND VIC 3121	\$470,000	18-Jul-25
610/253 BRIDGE ROAD RICHMOND VIC 3121	\$470,000	27-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 07 January 2026



YORKSHIRE
PROPERTY

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**112/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

^{RS} **\$480,000**

Sold Date

12-Dec-25



1



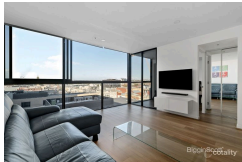
1



1

Distance

0km



**515/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

\$470,000

Sold Date

18-Jul-25



1



1



1

Distance

0km



**610/253 BRIDGE ROAD RICHMOND
VIC 3121**

Sold Price

^{RS} **\$470,000**

Sold Date

27-Nov-25



1



1



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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