

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

512/136 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$435,000

&

\$475,000

Median sale price

Median price \$576,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2024

to 30/06/2025

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	302/136 Burnley St RICHMOND 3121	\$465,500	08/05/2025
2	314/136 Burnley St RICHMOND 3121	\$452,500	24/03/2025
3	8/136 Burnley St RICHMOND 3121	\$440,000	24/03/2025

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:

21/07/2025 21:56

512/136 Burnley Street, Richmond Vic 3121



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03 9830 0990
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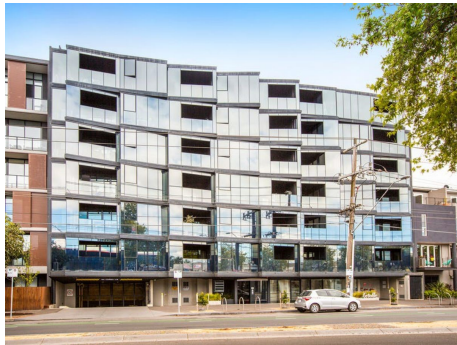
mkatsaris@hamkerrproperty.com.au

Indicative Selling Price

\$435,000 - \$475,000

Median Unit Price

Year ending June 2025: \$576,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties

302/136 Burnley St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$465,500

Method: Sale

Date: 08/05/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



314/136 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$452,500

Method: Private Sale

Date: 24/03/2025

Property Type: Apartment

8/136 Burnley St RICHMOND 3121 (VG)

Agent Comments

2 - -

Price: \$440,000

Method: Sale

Date: 24/03/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit

Account - Ham Kerr Property | P: 03 9830 0990 | F: 03 9830 0983



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