Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

1/28 Burnley Street, Richmond Vic 3121
•
1

Indicative selling price

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

Range between \$395,000 & \$415,000	Range between	\$395,000	&	\$415,000
-------------------------------------	---------------	-----------	---	-----------

Median sale price

Median price	\$570,000	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	18/07/2024	to	17/07/2025	S	ource	Property	/ Data

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
1 607/30 Burnley St RICHMOND 3121	\$400,000	15/07/2025

2	508/30 Burnley St RICHMOND 3121	\$418,000	28/05/2025
3	209/10 Burnley St RICHMOND 3121	\$400,000	20/11/2024

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:	18/07/2025 14:08
--	------------------









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$395,000 - \$415,000 Median Unit Price 18/07/2024 - 17/07/2025: \$570,000

Comparable Properties

607/30 Burnley St RICHMOND 3121 (REI)

•=

1



3

Agent Comments

Price: \$400,000 **Method:**

Date: 15/07/2025

Property Type: Apartment

508/30 Burnley St RICHMOND 3121 (REI/VG)

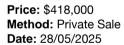
•=







Agent Comments



Property Type: Apartment

209/10 Burnley St RICHMOND 3121 (REI)

•=

_





٦.

Agent Comments

Pric Met Dat

Price: \$400,000 Method: Private Sale Date: 20/11/2024

Property Type: Apartment

Account - Eleven North | P: 1300 353 836



