

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

11/28 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$395,000

&

\$415,000

Median sale price

Median price \$570,000

Property Type Unit

Suburb Richmond

Period - From 18/07/2024

to

17/07/2025

Source

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



1 bed 1 bath 1 car

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) Agent Comments

1 bed 1 bath 1 car

Price: \$400,000
Method:
Date: 15/07/2025
Property Type: Apartment



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

1 bed 1 bath 1 car

Price: \$418,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment



209/10 Burnley St RICHMOND 3121 (REI) Agent Comments

1 bed 1 bath 1 car

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