## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	104/10 Bromham Place, Richmond Vic 3121
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$310,000 & \$330,000	Range between	\$310,000	&	\$330,000
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### Median sale price

Median price	\$562,500	Pro	perty Type	Jnit		Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	533/20 Shamrock St ABBOTSFORD 3067	\$325,000	22/05/2025
2	121/4 Acacia PI ABBOTSFORD 3067	\$315,000	28/03/2025
3	101/163 Cremorne St CREMORNE 3121	\$325,000	17/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/06/2025 13:54





**Emily Sayers** 03 9426 4000 0404 988 850 esayers@bigginscott.com.au

**Indicative Selling Price** \$310,000 - \$330,000 **Median Unit Price** March quarter 2025: \$562,500





**Property Type:** Apartment Land Size: 964 sqm approx

**Agent Comments** 

# Comparable Properties



533/20 Shamrock St ABBOTSFORD 3067 (REI)

Price: \$325,000 Method: Private Sale Date: 22/05/2025

Property Type: Apartment

**Agent Comments** 



121/4 Acacia PI ABBOTSFORD 3067 (REI/VG)



Agent Comments

Price: \$315,000 Method: Private Sale Date: 28/03/2025

Property Type: Apartment



101/163 Cremorne St CREMORNE 3121 (REI/VG)

Price: \$325,000 Method: Private Sale Date: 17/03/2025

Property Type: Apartment

**Agent Comments** 

Account - BigginScott | P: 03 9426 4000





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