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

303/229 Bridge Road, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$460,000		&		\$490,000)		
Median sale pi	rice							
Median price	\$562,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	503/229 Bridge Rd RICHMOND 3121	\$490,000	15/05/2025
2	310/253 Bridge Rd RICHMOND 3121	\$480,000	01/04/2025
3	4/229 Bridge Rd RICHMOND 3121	\$495,000	24/02/2025

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:

30/06/2025 15:31









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$460,000 - \$490,000 Median Unit Price March quarter 2025: \$562,500

Comparable Properties

503/229 Bridge Rd RICHMOND 3121 (REI) 2 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments	
Price: \$490,000		
Method: Private Sale		
Date: 15/05/2025 Property Type: Apartment		
310/253 Bridge Rd RICHMOND 3121 (VG)	Agent Comments	
12 in - in -		
Price: \$480,000		
Method: Sale		
Date: 01/04/2025 Property Type: Subdivided Unit/Villa/Townhouse - Single		
OYO Unit		
4/229 Bridge Rd RICHMOND 3121 (REI/VG)	Agent Comments	
1 2 1 1		
Price: \$495,000		
Method: Private Sale		
Date: 24/02/2025		
Property Type: Apartment		

Account - Jellis Craig | P: 03 9864 5000



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