### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	311/253 Bridge Road, Richmond Vic 3121	
Including suburb and	gg	
postcode		

Indicative selling price

Property offered for sale

For the meaning of this	orice see consumer.vic.ç	gov.au/underguoting
		,

Range between \$450,000 & \$495,000

## Median sale price

Median price	\$598,500	Pro	pperty Type Uni	t		Suburb	Richmond
Period - From	01/04/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	901/1 Dyer St RICHMOND 3121	\$475,000	07/04/2025
2	303/9 Griffiths St RICHMOND 3121	\$500,000	14/02/2025
3	117/253 Bridge Rd RICHMOND 3121	\$475,000	27/11/2024

#### 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: 12/05/2025 15:13













Rooms: 2

Property Type: Apartment Agent Comments

**Indicative Selling Price** \$450,000 - \$495,000 **Median Unit Price** Year ending March 2025: \$598,500

# Comparable Properties



901/1 Dyer St RICHMOND 3121 (REI)







Price: \$475,000 Method: Private Sale Date: 07/04/2025

Property Type: Apartment

Agent Comments



303/9 Griffiths St RICHMOND 3121 (REI/VG)

•







Agent Comments

Price: \$500,000 Method: Private Sale Date: 14/02/2025

Property Type: Apartment



117/253 Bridge Rd RICHMOND 3121 (REI)







Agent Comments

Price: \$475,000 Method: Private Sale Date: 27/11/2024

Property Type: Apartment

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.