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

512/30 Burnley Street, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$395,000		&		\$430,000			
Median sale p	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.

Ad	dress of comparable property	Price	Date of sale
1	508/30 Burnley St RICHMOND 3121	\$418,000	28/05/2025
2	114/136 Burnley St RICHMOND 3121	\$400,000	06/05/2025
3	412/10 Burnley St RICHMOND 3121	\$430,000	22/01/2025

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:

26/06/2025 10:59



512/30 Burnley Street, Richmond Vic 3121

BigginScott







1

Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$395,000 - \$430,000 **Median Unit Price** March quarter 2025: \$562,500

Comparable Properties



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

Property Type: Apartment

1

508/30 Burnley St RICHMOND 3121 (REI)

1

114/136 Burnley St RICHMOND 3121 (VG)

Agent Comments

Agent Comments



Price: \$400,000 Method: Sale Date: 06/05/2025 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

1



412/10 Burnley St RICHMOND 3121 (REI/VG)

1

Agent Comments



Price: \$430,000 Method: Private Sale Date: 22/01/2025 Property Type: Apartment

Account - BigginScott | P: 03 9426 4000



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