

## 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](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Richmond

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price





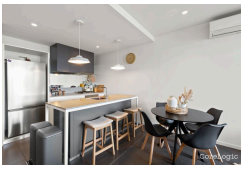



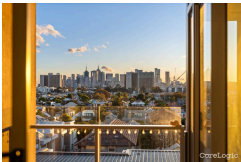



Date of sale

209/10 BURNLEY STREET RICHMOND VIC 3121	\$400,000	20-Nov-24
312/20 BURNLEY STREET RICHMOND VIC 3121	\$400,000	15-Mar-24
508/30 BURNLEY STREET RICHMOND VIC 3121	\$418,000	28-May-25

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 6 months.~~

This Statement of Information was prepared on: 26 June 2025

	<b>209/10 BURNLEY STREET RICHMOND VIC 3121</b>  1  1  1	Sold Price <b>\$400,000</b> Sold Date <b>20-Nov-24</b>  Distance <b>0km</b>
	<b>312/20 BURNLEY STREET RICHMOND VIC 3121</b>  1  1  1	Sold Price  Sold Date <b>15-Mar-24</b>  Distance <b>0km</b>
	<b>508/30 BURNLEY STREET RICHMOND VIC 3121</b>  1  1  1	Sold Price <sup>RS</sup> <b>\$418,000</b> Sold Date <b>28-May-25</b>  Distance <b>0km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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