

# 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

417 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000

&

\$1,040,000

### Median sale price

Median price \$1,462,000

Property Type House

Suburb Richmond

Period - From 01/07/2024

to 30/06/2025

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	Price	Date of sale
1	184 Buckingham St RICHMOND 3121	\$1,125,000	21/06/2025
2	10/52a Lyndhurst St RICHMOND 3121	\$1,130,000	19/06/2025
3	2/35 Davison St RICHMOND 3121	\$1,140,000	14/06/2025

**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:

21/07/2025 16:40



3 2 1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,040,000  
**Median House Price**  
Year ending June 2025: \$1,462,000

## Comparable Properties



**184 Buckingham St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 21/06/2025  
**Property Type:** House



**10/52a Lyndhurst St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 19/06/2025  
**Property Type:** Townhouse (Single)



**2/35 Davison St RICHMOND 3121 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)