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	417 Burnley Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000	k .	\$1,040,000
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Median sale price

Median price	\$1,462,000	Pro	perty Type H	louse]	Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025	S	ource	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

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 comparableproperties 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



JellisCraig





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

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



10/52a Lyndhurst St RICHMOND 3121 (REI)

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Price: \$1,130,000

Method: Private Sale Date: 19/06/2025

Property Type: Townhouse (Single)

Agent Comments



2/35 Davison St RICHMOND 3121 (REI)

Price: \$1,140,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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