

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

104/205 BURNLEY STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Richmond

Period-from

01 Jul 2024

to

30 Jun 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

6/205 BURNLEY STREET RICHMOND VIC 3121	\$485,000	16-Apr-25
14/205 BURNLEY STREET RICHMOND VIC 3121	\$472,000	12-Sep-24
107/61 STAWELL STREET RICHMOND VIC 3121	\$455,000	31-Jul-24

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: 06 July 2025



**6/205 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$485,000** Sold Date **16-Apr-25**

Distance **0km**



**14/205 BURNLEY STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$472,000** Sold Date **12-Sep-24**

Distance **0km**



**107/61 STAWELL STREET
RICHMOND VIC 3121**

1 1 1

Sold Price **\$455,000** Sold Date **31-Jul-24**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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