

# 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

18/38 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 \$290,000 & \$310,000

### Median sale price

Median price \$613,500 Property Type Unit Suburb Richmond

Period - From 01/10/2024 to 31/12/2024 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 | 14/5-7 Leslie St RICHMOND 3121 | \$306,000 | 08/02/2025   |
| 2 | 3/182 Coppin St RICHMOND 3121  | \$292,000 | 09/11/2024   |
| 3 | 11/4 Smith St RICHMOND 3121    | \$309,000 | 22/08/2024   |

**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:

17/02/2025 17:13



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$290,000 - \$310,000

**Median Unit Price**

December quarter 2024: \$613,500

## Comparable Properties



**14/5-7 Leslie St RICHMOND 3121 (REI)**

Agent Comments

1   1   1

**Price:** \$306,000

**Method:** Private Sale

**Date:** 08/02/2025

**Property Type:** Apartment



**3/182 Coppin St RICHMOND 3121 (REI)**

Agent Comments

1   1   1

**Price:** \$292,000

**Method:** Private Sale

**Date:** 09/11/2024

**Property Type:** Apartment



**11/4 Smith St RICHMOND 3121 (REI/VG)**

Agent Comments

1   1   1

**Price:** \$309,000

**Method:** Private Sale

**Date:** 22/08/2024

**Property Type:** Apartment

Account - Little Real Estate | P: 07 3037 0255