

## 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

125/253 BRIDGE ROAD RICHMOND VIC 3121

### Indicative selling price

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

Single Price

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Richmond

Period-from

01 Feb 2024

to

31 Jan 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

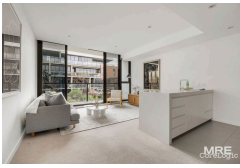
Date of sale

|  |           |           |
|--|-----------|-----------|
| 310/12 COPPIN STREET RICHMOND VIC 3121 | \$527,500 | 05-Oct-24 |
| 14/129 HODDLE STREET RICHMOND VIC 3121 | \$530,000 | 30-Nov-24 |
| 407/8 HOWARD STREET RICHMOND VIC 3121  | \$520,000 | 18-Dec-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: 27 February 2025



**310/12 COPPIN STREET RICHMOND VIC 3121** Sold Price

**\$527,500** Sold Date **05-Oct-24**

1 1 1

Distance **0.5km**



**14/129 HODDLE STREET RICHMOND VIC 3121** Sold Price

**\$530,000** Sold Date **30-Nov-24**

1 1 1

Distance **0.72km**



**407/8 HOWARD STREET RICHMOND VIC 3121** Sold Price

**\$520,000** Sold Date **18-Dec-24**

1 1 1

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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