

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

1/126-128 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,455,500

Property Type

House

Suburb

Richmond

Period - From

01/01/2024

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	8/31 York St RICHMOND 3121	\$1,200,000	01/03/2025
2	1/19 Manton St RICHMOND 3121	\$1,150,000	08/02/2025
3	385 Burnley St RICHMOND 3121	\$1,125,000	14/11/2024

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:

07/03/2025 11:52

1/126-128 Burnley Street, Richmond Vic 3121



Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending December 2024: \$1,455,500



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



8/31 York St RICHMOND 3121 (REI)

Agent Comments

2 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)



1/19 Manton St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$1,150,000

Method: Auction Sale

Date: 08/02/2025

Property Type: Townhouse (Res)

385 Burnley St RICHMOND 3121 (VG)

Agent Comments

- - -

Price: \$1,125,000

Method: Sale

Date: 14/11/2024

Property Type: Retail (Com)

Land Size: 139 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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