

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

103/7 NEWRY 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

\$620,000

&

\$646,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Richmond

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

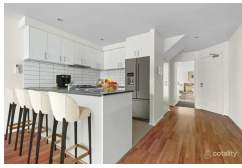
Date of sale

4/260 BURNLEY STREET RICHMOND VIC 3121	\$655,000	18-Aug-25
210/339 BURNLEY STREET RICHMOND VIC 3121	\$693,000	20-Jun-25
202/339 BURNLEY STREET RICHMOND VIC 3121	\$655,000	30-Jun-25

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: 25 August 2025


**4/260 BURNLEY STREET
RICHMOND VIC 3121**
 2  2  2

 Sold Price ^{RS} **\$655,000** ^{UN} Sold Date **18-Aug-25**

 Distance **0.31km**

**210/339 BURNLEY STREET
RICHMOND VIC 3121**
 2  2  1

 Sold Price **\$693,000** Sold Date **20-Jun-25**

 Distance **0.23km**

**202/339 BURNLEY STREET
RICHMOND VIC 3121**
 2  2  1

 Sold Price **\$655,000** Sold Date **30-Jun-25**

 Distance **0.23km**
RS = Recent sale

UN = Undisclosed Sale

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