

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$510,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Apr 2024

to

31 Mar 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

616/1 DYER STREET RICHMOND VIC 3121

\$525,000

18-Mar-25

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: 17 April 2025



**616/1 DYER STREET RICHMOND
VIC 3121**

 1  1  1

Sold Price

^{RS}

\$525,000

Sold Date

18-Mar-25

Distance

0.5km



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

 1  1  1

Sold Price

\$520,000

Sold Date

18-Dec-24

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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