Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	210/30 Burnley Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$400,000	&	\$440,000

Median sale price

Median price	\$570,000	Pro	perty Type	Unit		Suburb	Richmond
Period - From	01/04/2025	to	30/06/2025		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

Au	aress or comparable property	1 1100	Date of Sale
1	312/205 Burnley St RICHMOND 3121	\$432,000	08/08/2025
2	209/2 Mcgoun St RICHMOND 3121	\$420,000	30/07/2025
3	512/30 Burnley St RICHMOND 3121	\$400,000	25/07/2025

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:	19/08/2025 14:30



Date of sale



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> **Indicative Selling Price** \$400,000 - \$440,000 **Median Unit Price** June quarter 2025: \$570,000





Property Type: Apartment **Agent Comments**

Comparable Properties



312/205 Burnley St RICHMOND 3121 (REI)

Price: \$432,000 Method: Private Sale Date: 08/08/2025

Property Type: Apartment

Agent Comments



209/2 Mcgoun St RICHMOND 3121 (REI)





Agent Comments

Price: \$420,000 Method: Private Sale Date: 30/07/2025

Property Type: Apartment



512/30 Burnley St RICHMOND 3121 (REI)



Price: \$400,000 Method: Private Sale Date: 25/07/2025

Property Type: Apartment

Agent Comments

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



