

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

304/229-231 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

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Nov 2024

to

31 Oct 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

10/25 WALTHAM STREET RICHMOND VIC 3121	\$420,000	08-Oct-25
209/115 CHURCH STREET RICHMOND VIC 3121	\$400,000	01-Sep-25
303/229-231 BRIDGE ROAD RICHMOND VIC 3121	\$470,000	22-Jul-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: 24 November 2025



**10/25 WALTHAM STREET
RICHMOND VIC 3121**

Sold Price

^{RS}

\$420,000

Sold Date

08-Oct-25

1

1

-

Distance

0.19km



**209/115 CHURCH STREET
RICHMOND VIC 3121**

Sold Price

^{RS}

\$400,000

Sold Date

01-Sep-25

1

1

-

Distance

0.44km



**303/229-231 BRIDGE ROAD
RICHMOND VIC 3121**

Sold Price

\$470,000

Sold Date

22-Jul-25

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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