

# 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

34/86 Burnley Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$585,000 Property Type Unit Suburb Richmond

Period - From 01/10/2025 to 31/12/2025 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	Price	Date of sale
1	8/38 Creswick St HAWTHORN 3122	\$620,000	11/11/2025
2	101/65 Stawell St RICHMOND 3121	\$630,000	15/08/2025
3	4/199 Lennox St RICHMOND 3121	\$646,000	29/07/2025

**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:

15/01/2026 12:27

34/86 Burnley Street, Richmond Vic 3121



 2  1  2

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median Unit Price**  
December quarter 2025: \$585,000

## Comparable Properties



**8/38 Creswick St HAWTHORN 3122 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$620,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** Apartment



**101/65 Stawell St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** Apartment



**4/199 Lennox St RICHMOND 3121 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$646,000  
**Method:** Private Sale  
**Date:** 29/07/2025  
**Property Type:** Apartment

**Account - Belle Property Richmond | P: 03 9967 8899**



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