Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Oction Thi	or the Lotate A	Joins Ade 1000
Property offered for	sale		
Address Including suburb and postcode	4/36 Egan Street, Richmond Vic 3121		
Indicative selling price	ce		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Single price \$520,	000		
Median sale price			
Median price \$575,00	OO Property Type Unit Su	burb Richmond	
Period - From 18/11/2	024 to 17/11/2025 Source Pro	perty Data	
Comparable property	sales (*Delete A or B below as applicable		
	aree properties sold within two kilometres of the p estate agent or agent's representative considers e.		
Address of comparab	Price	Date of sale	
1 4/32 Davison St RICHMOND 3121		\$500,000	11/09/2025

Address of comparable property		Price	Date of sale
1	4/32 Davison St RICHMOND 3121	\$500,000	11/09/2025
2	119/253 Bridge Rd RICHMOND 3121	\$520,000	10/07/2025
3	1/101 Hunter St RICHMOND 3121	\$540,000	26/06/2025

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.

10:14
10:14









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$520,000 **Median Unit Price** 18/11/2024 - 17/11/2025: \$575,000

Comparable Properties



4/32 Davison St RICHMOND 3121 (VG)



Agent Comments

Price: \$500,000 Method: Sale Date: 11/09/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single

OYO Unit



119/253 Bridge Rd RICHMOND 3121 (REI/VG)







Agent Comments

Price: \$520,000 Method: Private Sale Date: 10/07/2025

Property Type: Apartment



1/101 Hunter St RICHMOND 3121 (REI)



Agent Comments

Price: \$540,000 Method: Private Sale Date: 26/06/2025 Property Type: Apartment

Account - Burne Macmillan | P: 03 9421 1173 | F: 03 9241 1153





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