

# 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

405/1 Studio Walk, 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 \$660,000

&

\$705,000

### Median sale price

Median price \$576,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2024

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   | Price     | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 4/66 Buckingham St RICHMOND 3121 | \$686,000 | 05/07/2025   |
| 2 | 3/200 Brighton St RICHMOND 3121  | \$665,000 | 15/04/2025   |
| 3 | 2/339 Burnley St RICHMOND 3121   | \$680,500 | 23/03/2025   |

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:

13/08/2025 17:07



2   
 2   
 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$660,000 - \$705,000

**Median Unit Price**

Year ending June 2025: \$576,000

## Comparable Properties



**4/66 Buckingham St RICHMOND 3121 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$686,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** Apartment



**3/200 Brighton St RICHMOND 3121 (REI)**

Agent Comments

2   
 1   
 2

**Price:** \$665,000

**Method:** Auction Sale

**Date:** 15/04/2025

**Property Type:** Apartment



**2/339 Burnley St RICHMOND 3121 (REI/VG)**

Agent Comments

2   
 2   
 1

**Price:** \$680,500

**Method:** Private Sale

**Date:** 23/03/2025

**Property Type:** Apartment

**Account - VICPROP** | P: 03 8888 1011