

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

502/253 Bridge Road, Richmond Vic 3121

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$570,000

Property 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	Price	Date of sale
1	5/2 Edinburgh St RICHMOND 3121	\$591,000	26/07/2025
2	505/32 Bosisto St RICHMOND 3121	\$562,500	07/06/2025
3	407/9 Griffiths St RICHMOND 3121	\$585,000	10/04/2025

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:

27/08/2025 16:05

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Indicative Selling Price
\$595,000

Median Unit Price
June quarter 2025: \$570,000



2 1 1

Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



5/2 Edinburgh St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$591,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Apartment



505/32 Bosisto St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$562,500
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment



407/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000
Method: Private Sale
Date: 10/04/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 8415 6100



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