

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

102/2 Barnet Way, Richmond Vic 3121

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$646,000

Property Type Unit

Suburb Richmond

Period - From 01/07/2025

to

30/09/2025

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	506/9 Griffiths St RICHMOND 3121	\$490,000	10/10/2025
2	303/84 Cutter St RICHMOND 3121	\$505,000	24/09/2025
3	314/12 Coppin St RICHMOND 3121	\$520,000	05/11/2025

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:

09/12/2025 09:47

102/2 Barnet Way, Richmond Vic 3121

Daniel Atsis
03 9967 8899
0408 556 927
daniel.atsis@belleproperty.com



 1  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median Unit Price
September quarter 2025: \$646,000

Comparable Properties



506/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$490,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment



303/84 Cutter St RICHMOND 3121 (REI/VG)

Agent Comments

 1  1  1

Price: \$505,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment



314/12 Coppin St RICHMOND 3121 (REI)

Agent Comments

 1  1  1

Price: \$520,000
Method: Private Sale
Date: 05/11/2025
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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