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

119/253 Bridge Road, Richmond Vic 3121

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$475,000		&		\$520,000)		
Median sale pr	rice							
Median price	\$598,500	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025		So	urce	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	503/229 Bridge Rd RICHMOND 3121	\$490,000	15/05/2025
2	111/36 Regent St RICHMOND 3121	\$504,000	30/04/2025
3	205/183 Bridge Rd RICHMOND 3121	\$512,500	11/04/2025

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:

04/06/2025 14:09









Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$475,000 - \$520,000 Median Unit Price Year ending March 2025: \$598,500

Comparable Properties

503/229 Bridge Rd RICHMOND 3121 (REI) 2	Agent Comments		
Price: \$490,000 Method: Private Sale Date: 15/05/2025 Property Type: Apartment			
111/36 Regent St RICHMOND 3121 (REI)	Agent Comments		
2 1 1 Price: \$504,000 Method: Private Sale Date: 30/04/2025 Property Type: Apartment			
205/183 Bridge Rd RICHMOND 3121 (REI/VG) 2 1 1 1	Agent Comments		
Price: \$512,500 Method: Private Sale Date: 11/04/2025			

Account - Jellis Craig | P: 03 9428 3333



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