

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

203/8 Balmain St, Richmond Vic 3121

Indicative selling price

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

Range between

\$420,000

&

\$450,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2025

to

31/03/2026

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	328/253 Bridge Rd RICHMOND 3121	\$435,000	21/05/2026
2	204/8 Balmain St CREMORNE 3121	\$430,000	13/02/2026
3	217/253 Bridge Rd RICHMOND 3121	\$450,000	05/01/2026

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:

01/07/2026 16:11



 1
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  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$420,000 - \$450,000
Median Unit Price
 Year ending March 2026: \$600,000

Comparable Properties



328/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

 1
  1
  1

Price: \$435,000
Method: Private Sale
Date: 21/05/2026
Property Type: Apartment



204/8 Balmain St CREMORNE 3121 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$430,000
Method: Private Sale
Date: 13/02/2026
Property Type: Apartment



217/253 Bridge Rd RICHMOND 3121 (REI/VG)

Agent Comments

 1
  1
  1

Price: \$450,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment

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