

# 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

209/253 Bridge Road, 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

\$400,000

&

\$440,000

### 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 | 409/20 Burnley St RICHMOND 3121 | \$450,000 | 19/03/2026   |
| 2 | 207/71 Abinger St RICHMOND 3121 | \$447,500 | 27/02/2026   |
| 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:

12/06/2026 15:21



**Property Type:** Subdivided  
Unit/Villa/Townhouse - Single OYO  
Unit

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending March 2026: \$600,000

## Comparable Properties



**409/20 Burnley St RICHMOND 3121 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 19/03/2026

**Property Type:** Apartment



**207/71 Abinger St RICHMOND 3121 (REI/VG)**

Agent Comments



**Price:** \$447,500

**Method:** Private Sale

**Date:** 27/02/2026

**Property Type:** Apartment



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

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** Apartment