

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

401/39 Appleton Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$450,000

&

\$475,000

Median sale price

Median price

\$581,750

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2026

to

30/06/2026

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	208/366 Church St RICHMOND 3121	\$450,000	19/06/2026
2	412/71 Canterbury St RICHMOND 3121	\$471,300	10/05/2026
3	701/1 Dyer St RICHMOND 3121	\$460,000	09/05/2026

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:

05/08/2026 10:47



Emily Sayers
03 9426 4000
0404 988 850
esayers@bigginScott.com.au

Indicative Selling Price
\$450,000 - \$475,000
Median Unit Price
June quarter 2026: \$581,750



1 1 1

Property Type: Apartment
Agent Comments

Comparable Properties

208/366 Church St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$450,000
Method: Sale
Date: 19/06/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

412/71 Canterbury St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$471,300
Method: Sale
Date: 10/05/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

701/1 Dyer St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$460,000
Method: Sale
Date: 09/05/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

