

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

5/86 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$603,500

Property Type Unit

Suburb Richmond

Period - From 01/01/2026

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	7/61 Stawell St RICHMOND 3121	\$690,000	08/04/2026
2	6/366 Church St RICHMOND 3121	\$715,000	02/04/2026
3	308/339 Burnley St RICHMOND 3121	\$720,000	23/03/2026

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:

18/05/2026 10:27



 2  1  2

Property Type: Apartment

Agent Comments

Comparable Properties



7/61 Stawell St RICHMOND 3121 (REI)

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 08/04/2026

Property Type: Apartment

Agent Comments

This only has 1 carspace



6/366 Church St RICHMOND 3121 (REI/VG)

 2  1  1

Price: \$715,000

Method: Private Sale

Date: 02/04/2026

Property Type: Apartment

Agent Comments

This only has one carspace



308/339 Burnley St RICHMOND 3121 (REI)

 2  2  1

Price: \$720,000

Method: Private Sale

Date: 23/03/2026

Property Type: Apartment

Agent Comments

This has an additional bathroom but only 1 carspace