

# 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

g08/10 Bromham Place, 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

\$275,000

&

\$300,000

### 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 | 403/6 Lord St RICHMOND 3121          | \$305,000 | 13/07/2026   |
| 2 | 627/45 Victoria Pde COLLINGWOOD 3066 | \$305,000 | 09/07/2026   |
| 3 | 812/11 Shamrock St ABBOTSFORD 3067   | \$320,000 | 10/06/2026   |

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:

15/09/2026 17:46



Property Type: Apartment

Agent Comments

Indicative Selling Price

\$275,000 - \$300,000

Median Unit Price

June quarter 2026: \$581,750

## Comparable Properties



403/6 Lord St RICHMOND 3121 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 13/07/2026

Property Type: Apartment



627/45 Victoria Pde COLLINGWOOD 3066 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 09/07/2026

Property Type: Apartment



812/11 Shamrock St ABBOTSFORD 3067 (REI)

Agent Comments



Price: \$320,000

Method: Private Sale

Date: 10/06/2026

Property Type: Apartment