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 **405A/81 Burnley Street, Richmond VIC 3121**

Indicative selling price

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

Single price **$785,000**

Median sale price

Median price	$550,000
Property type	Unit
Suburb	Richmond
Period - From	01/11/2025 to 31/10/2026
Source	PropTrack (Jellis Craig Richmond Suburb Report, November 2026)

Comparable property sales

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 12/106 Vale Street, East Melbourne VIC 3002	$850,000	01/09/2026
2 12/129 Grey Street, East Melbourne VIC 3002	$650,000	19/05/2026
3 8/100 Hotham Street, East Melbourne VIC 3002	$645,000	21/07/2026

This Statement of Information was prepared on: **11/11/2026**

Prepared by Robert McLoughlin, Oxbridge Group Pty Ltd (Licence 083538L) | Mobile 0428 420 025 | robert@oxbridge.com.au