

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 502/28 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Range between \$3,800,000 & \$4,180,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Richmond

Period - From 01/01/2025 to 31/12/2025 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	3705/35 Spring St MELBOURNE 3000	\$4,200,000	05/02/2026
2	G1/61 Kensington Rd SOUTH YARRA 3141	\$3,800,000	06/11/2025
3	1003/182 Wellington Pde EAST MELBOURNE 3002	\$3,580,000	03/10/2025

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: 24/02/2026 14:50

502/28 Tanner Street, Richmond Vic 3121



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$3,800,000 - \$4,180,000
Median Unit Price
Year ending December 2025: \$595,000

Comparable Properties



3705/35 Spring St MELBOURNE 3000 (REI)

[Agent Comments](#)

3 2 2

Price: \$4,200,000
Method: Private Sale
Date: 05/02/2026
Property Type: Apartment



G1/61 Kensington Rd SOUTH YARRA 3141 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$3,800,000
Method: Private Sale
Date: 06/11/2025
Property Type: Apartment
Land Size: 197 sqm approx

1003/182 Wellington Pde EAST MELBOURNE 3002 (VG)

[Agent Comments](#)

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Price: \$3,580,000
Method: Sale
Date: 03/10/2025
Property Type: Flat/Unit/Apartment (Res)

Account - RT Edgar Richmond



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