

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 6/126-128 Burnley Street, Richmond Vic 3121

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$932,500 Property Type Townhouse Suburb Richmond

Period - From 24/02/2025 to 23/02/2026 Source Property Data

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 | 9 Belgravia St RICHMOND 3121 | \$1,120,000 | 12/01/2026 |
| 2 | 16/12 Glasshouse St RICHMOND 3121 | \$1,250,000 | 07/12/2025 |
| 3 | 390 Highett St RICHMOND 3121 | \$1,325,000 | 06/12/2025 |

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 12:15



3 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median Townhouse Price
24/02/2025 - 23/02/2026: \$932,500

Comparable Properties



9 Belgravia St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,120,000

Method: Private Sale

Date: 12/01/2026

Property Type: Townhouse (Single)



16/12 Glasshouse St RICHMOND 3121 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 07/12/2025

Property Type: Townhouse (Res)



390 Highett St RICHMOND 3121 (REI)

Agent Comments

3 2 1

Price: \$1,325,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9428 3333