

# 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

125/253 Bridge Road, 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

\$500,000

&

\$545,000

### Median sale price

Median price

\$565,000

Property Type

Unit

Suburb

Richmond

Period - From

13/06/2024

to

12/06/2025

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	7 Griffiths St RICHMOND 3121	\$545,000	25/04/2025
2	822/1 Dyer St RICHMOND 3121	\$500,000	05/04/2025
3	616/1 Dyer St RICHMOND 3121	\$525,000	18/03/2025

**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:

13/06/2025 18:12



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$545,000  
**Median Unit Price**  
13/06/2024 - 12/06/2025: \$565,000

## Comparable Properties



**7 Griffiths St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 25/04/2025  
**Property Type:** Apartment



**822/1 Dyer St RICHMOND 3121 (REI)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 05/04/2025  
**Property Type:** Apartment



**616/1 Dyer St RICHMOND 3121 (REI/VG)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 18/03/2025  
**Property Type:** Apartment

**Account - Melbourne RE** | P: 03 9829 2900 | F: 03 9829 2951



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