

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

311/381 Punt Road, Richmond Vic 3121

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 to 30/09/2025 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	3/71a Tanner St RICHMOND 3121	\$450,000	22/11/2025
2	1609/33 City Rd SOUTHBANK 3006	\$490,000	28/11/2025
3	506/9 Griffiths St RICHMOND 3121	\$490,000	10/10/2025

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:

08/12/2025 10:39

311/381 Punt Road, Richmond Vic 3121

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1 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
September quarter 2025: \$646,000

Comparable Properties



3/71a Tanner St RICHMOND 3121 (REI)

[Agent Comments](#)

1 1 1

Price: \$450,000
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Apartment



1609/33 City Rd SOUTHBANK 3006 (REI)

[Agent Comments](#)

1 1 1

Price: \$490,000
Method: Private Sale
Date: 28/11/2025
Property Type: Apartment



506/9 Griffiths St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$490,000
Method: Private Sale
Date: 10/10/2025
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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