

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

803/39 APPLETON STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Richmond

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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 6 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

403/39 APPLETON STREET RICHMOND VIC 3121	\$400,000	26-Jun-26
601/39 APPLETON STREET RICHMOND VIC 3121	\$420,000	17-Jul-26
607/171 BUCKINGHAM STREET RICHMOND VIC 3121	\$440,000	16-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 04 September 2026



**403/39 APPLETON STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$400,000** Sold Date **26-Jun-26**

Distance **0km**



**601/39 APPLETON STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$420,000** Sold Date **17-Jul-26**

Distance **0km**



**607/171 BUCKINGHAM STREET
RICHMOND VIC 3121**

 1
  1
  1

Sold Price **\$440,000** Sold Date **16-Mar-26**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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