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	5/45 YORK 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	$480,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$613,500	Property type	Unit	Suburb	Richmond
Period-from	01 Jun 2024	to	31 May 2025	Source	Corelogic

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
202/2-10 MCGOUN STREET RICHMOND VIC 3121	$480,000	22-May-25
303/9 GRIFFITHS STREET RICHMOND VIC 3121	$500,000	14-Feb-25
6/205 BURNLEY STREET RICHMOND VIC 3121	$485,000	16-Apr-25

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: 18 June 2025

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202/2-10 MCGOUN STREET RICHMOND VIC 3121

1 1 1

Sold Price RS **$480,000** Sold Date **22-May-25**

Distance **0.53km**



303/9 GRIFFITHS STREET RICHMOND VIC 3121

1 1 1

Sold Price **$500,000** Sold Date **14-Feb-25**

Distance **1.03km**



6/205 BURNLEY STREET RICHMOND VIC 3121

1 1 1

Sold Price **$485,000** Sold Date **16-Apr-25**

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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