

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 604/11 David Street, Richmond VIC-3121

Indicative selling price

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

Single price or range between \$570,000 & \$627,000

Median sale price

Median price \$623,768 Property type Unit Suburb Richmond

Period - From 01/07/2024 to 30/06/2025 Source RP Data – Core Logic

Comparable property sales

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. 505/11 DAVID STREET RICHMOND VIC 3121	\$625,000	24/05/2025
2. 302/39 APPLETON STREET RICHMOND VIC 3121	\$600,000	25/04/2025
3. 610/14 David Street, Richmond, Vic 3121	\$625,000	11/06/2025

This Statement of Information was prepared on: 23/09/2025