

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

304/45 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Richmond

Period-from

01 May 2025

to

30 Apr 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

103/45 YORK STREET RICHMOND VIC 3121	\$412,000	07-Apr-26
119/45 YORK STREET RICHMOND VIC 3121	\$402,500	29-Apr-26
209/45 YORK STREET RICHMOND VIC 3121	\$420,000	10-Dec-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: 28 May 2026



103/45 YORK STREET RICHMOND
VIC 3121

Sold Price

\$412,000

Sold Date

07-Apr-26

1

1

1

Distance

0km



119/45 YORK STREET RICHMOND
VIC 3121

Sold Price

^{RS}\$402,500

Sold Date

29-Apr-26

1

1

1

Distance

0km



209/45 YORK STREET RICHMOND
VIC 3121

Sold Price

\$420,000

Sold Date

10-Dec-25

1

1

1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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