

# 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 302/486 Victoria Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### 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 | 212/45 York St RICHMOND 3121     | \$651,500 | 17/10/2025   |
| 2 | 202/59 Coppin St RICHMOND 3121   | \$660,000 | 16/10/2025   |
| 3 | 2/88 Trenerry Cr ABBOTSFORD 3067 | \$657,000 | 11/10/2025   |

**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: 06/11/2025 16:43



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**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
September quarter 2025: \$646,000

## Comparable Properties



212/45 York St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$651,500  
**Method:** Private Sale  
**Date:** 17/10/2025  
**Property Type:** Apartment



202/59 Coppin St RICHMOND 3121 (REI)

Agent Comments

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**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 16/10/2025  
**Property Type:** Apartment



2/88 Trenerry Cr ABBOTSFORD 3067 (REI)

Agent Comments

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**Price:** \$657,000  
**Method:** Private Sale  
**Date:** 11/10/2025  
**Property Type:** Apartment