

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

2/33 Goodwood Street, Richmond Vic 3121

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Richmond

Period - From 10/12/2024 to 09/12/2025 Source Property Data

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	108/8 Burnley St RICHMOND 3121	\$375,000	24/10/2025
2	2/202 Lennox St RICHMOND 3121	\$345,000	22/10/2025
3	18/244 Mary St RICHMOND 3121	\$380,000	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: 10/12/2025 09:38



Property Type:
Agent Comments

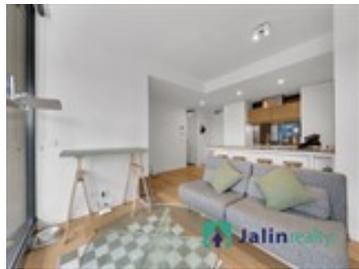
Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

10/12/2024 - 09/12/2025: \$580,000

Comparable Properties



108/8 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 24/10/2025

Property Type: Apartment



2/202 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$345,000

Method: Private Sale

Date: 22/10/2025

Property Type: Apartment



18/244 Mary St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 11/10/2025

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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