

## 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

304/8 GARFIELD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$375,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Richmond

Period-from

01 Jan 2024

to

31 Dec 2024

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

8 GARFIELD STREET RICHMOND VIC 3121	\$380,000	25-Nov-24
1/1-11 GREY STREET EAST MELBOURNE VIC 3002	\$437,000	07-Nov-24
106/11 HODDLE STREET COLLINGWOOD VIC 3066	\$440,000	14-Nov-24

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: 30 January 2025



**8 GARFIELD STREET RICHMOND  
VIC 3121**

1 1 1

Sold Price <sup>RS</sup> **\$380,000** Sold Date **25-Nov-24**

Distance **0km**



**1/1-11 GREY STREET EAST  
MELBOURNE VIC 3002**

1 1 1

Sold Price **\$437,000** Sold Date **07-Nov-24**

Distance **0.21km**



**106/11 HODDLE STREET  
COLLINGWOOD VIC 3066**

1 1 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **14-Nov-24**

Distance **0.38km**

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

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