

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

217/71 Abinger Street, Richmond Vic 3121

Indicative selling price

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

Single price

\$685,000

Median sale price

Median price

\$613,500

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2024

to

31/12/2024

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	18/45 York St RICHMOND 3121	\$679,000	14/11/2024
2	702/60 Islington St COLLINGWOOD 3066	\$685,000	26/08/2024
3	206/65 Stawell St RICHMOND 3121	\$690,000	07/02/2025

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:

22/02/2025 16:06

217/71 Abinger Street, Richmond Vic 3121

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 2  2  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$685,000

Median Unit Price
December quarter 2024: \$613,500

Comparable Properties



18/45 York St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$679,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



702/60 Islington St COLLINGWOOD 3066 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$685,000
Method: Private Sale
Date: 26/08/2024
Property Type: Apartment



206/65 Stawell St RICHMOND 3121 (REI)

[Agent Comments](#)

 2  2  1

Price: \$690,000
Method: Private Sale
Date: 07/02/2025
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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