

## 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

9 MANTON 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

\$2,000,000

&

\$2,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

House

Suburb

Richmond

Period-from

01 Mar 2024

to

28 Feb 2025

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

4 VESPER STREET RICHMOND VIC 3121	\$2,002,000	22-Feb-25
42 PARKVILLE STREET BURNLEY VIC 3121	\$2,200,000	01-Mar-25
139 MARY STREET RICHMOND VIC 3121	\$2,025,000	10-Sep-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: 05 March 2025

Tiffany Kalfoglou  
M 0490 107 510  
E rentals@makrealty.com.au



**4 VESPER STREET RICHMOND VIC 3121**

Sold Price <sup>RS</sup> **\$2,002,000** Sold Date **22-Feb-25**

4 2 3

Distance **0.19km**



**42 PARKVILLE STREET BURNLEY VIC 3121**

Sold Price <sup>RS</sup> **\$2,200,000** <sup>UN</sup> Sold Date **01-Mar-25**

4 2 1

Distance **0.66km**



**139 MARY STREET RICHMOND VIC 3121**

Sold Price **\$2,025,000** Sold Date **10-Sep-24**

3 2 1

Distance **0.62km**

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

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