

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

7 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$495,000

&

\$544,000

Median sale price

Median price \$598,500

Property Type Unit

Suburb Richmond

Period - From 01/04/2024

to 31/03/2025

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	616/1 Dyer St RICHMOND 3121	\$525,000	18/03/2025
2	303/9 Griffiths St RICHMOND 3121	\$500,000	14/02/2025
3	7/27 Grove Rd HAWTHORN 3122	\$540,000	31/01/2025

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:

09/04/2025 10:54



Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4144 sqm approx
 Agent Comments

Indicative Selling Price
 \$495,000 - \$544,000
Median Unit Price
 Year ending March 2025: \$598,500

Comparable Properties



616/1 Dyer St RICHMOND 3121 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 18/03/2025
Property Type: Apartment



303/9 Griffiths St RICHMOND 3121 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 14/02/2025
Property Type: Apartment



7/27 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951