

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

80 Abinger Street, Richmond VIC 3121

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$1,350,000

Property Type

House

Suburb

Richmond

Period - From

30/09/2024

to

30/03/2025

Source

core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
251 Stawell Street, Richmond	\$880,000	11/01/2025
20 Johnson Street Richmond VIC 3121	\$840,000	03/10/2024
191 Cubitt Street Cremorne VIC 3121	\$845,000	23/12/2024

This Statement of Information was prepared on:

01/04/2025