

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

26/24 Tanner Street, Richmond Vic 3121

Indicative selling price

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

Single price \$1,195,000

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	5/77 Nicholson St ABBOTSFORD 3067	\$1,150,000	29/11/2024
2	106/1 Powlett St EAST MELBOURNE 3002	\$1,200,000	06/02/2025
3	5/1 Domain St SOUTH YARRA 3141	\$1,260,000	01/12/2024

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:

24/02/2025 09:27

26/24 Tanner Street, Richmond Vic 3121

Ken Griffith
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 3  1  1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,195,000

Median Unit Price

December quarter 2024: \$613,500

Comparable Properties



5/77 Nicholson St ABBOTSFORD 3067 (REI/VG)

Agent Comments

 2  2  1

Price: \$1,150,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: Apartment



106/1 Powlett St EAST MELBOURNE 3002 (REI)

Agent Comments

 2  2  1

Price: \$1,200,000

Method: Private Sale

Date: 06/02/2025

Property Type: Apartment



5/1 Domain St SOUTH YARRA 3141 (REI)

Agent Comments

 3  2  1

Price: \$1,260,000

Method: Private Sale

Date: 01/12/2024

Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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