

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

110/33 JUDD STREET RICHMOND VIC 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Richmond

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

322/33 JUDD STREET RICHMOND VIC 3121	\$650,000	08-Apr-25
707/33 JUDD STREET RICHMOND VIC 3121	\$645,000	04-Jun-25
604/32 BOSISTO STREET RICHMOND VIC 3121	\$595,000	27-Jun-25

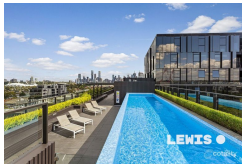
OR

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.~~

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**322/33 JUDD STREET RICHMOND
VIC 3121**

2 2 1

Sold Price **\$650,000** Sold Date **08-Apr-25**

Distance **0km**



**707/33 JUDD STREET RICHMOND
VIC 3121**

2 1 1

Sold Price **\$645,000** Sold Date **04-Jun-25**

Distance **0km**



**604/32 BOSISTO STREET
RICHMOND VIC 3121**

2 1 1

Sold Price **\$595,000** Sold Date **27-Jun-25**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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