

# 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

2/7 Adam 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

\$500,000

\$535,000

### Median sale price

Median price

\$646,750

Property type

Apartment

Suburb

Richmond 3121

Period - From

01 June  
2024

to

31 May  
2025

Source

REA

### 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
1/14 Dickens Street, Richmond, Vic 3121	\$525,000	31 Jan 2025
8/7 Adam Street, Richmond, Vic 3121	\$527,000	29 Jan 2025
9/30 Davison Street, Richmond, Vic 3121	\$515,000	04 Mar 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:

13/06/2025 9:50