

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

204/3 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Range between

\$720,000

&

\$770,000

Median sale price

Median price

\$605,000

Property Type

Unit

Suburb

Richmond

Period - From

01/10/2024

to

30/09/2025

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	703/32 Bosisto St RICHMOND 3121	\$775,000	18/10/2025
2	601/486 Victoria St RICHMOND 3121	\$756,000	17/09/2025
3	501/172 Lennox St RICHMOND 3121	\$830,000	21/08/2025

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:

07/11/2025 13:21

204/3 Kennedy Avenue, Richmond Vic 3121



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median Unit Price
Year ending September 2025: \$605,000

Comparable Properties



703/32 Bosisto St RICHMOND 3121 (REI)

Agent Comments

2 2 1

Price: \$775,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Apartment



601/486 Victoria St RICHMOND 3121 (REI)

Agent Comments

2 1 1

Price: \$756,000
Method: Private Sale
Date: 17/09/2025
Property Type: Apartment



501/172 Lennox St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$830,000
Method: Private Sale
Date: 21/08/2025
Property Type: Unit

Account - RT Edgar Richmond



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