

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

217/45 York Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$430,000

&

\$460,000

Median sale price

Median price

\$514,250

Property Type

Unit

Suburb

Richmond

Period - From

14/04/2024

to

13/04/2025

Source

Property Data

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	13/45 York St RICHMOND 3121	\$470,000	12/02/2025
2	3/9 Somerset St RICHMOND 3121	\$450,000	03/02/2025
3	117/253 Bridge Rd RICHMOND 3121	\$475,000	27/11/2024

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:

14/04/2025 14:32



1 bed 1 bath 1 car

Property Type: Apartment/Unit
Agent Comments

Indicative Selling Price
\$430,000 - \$460,000
Median Unit Price
14/04/2024 - 13/04/2025: \$514,250

Comparable Properties

13/45 York St RICHMOND 3121 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$470,000
Method: Private Sale
Date: 12/02/2025
Property Type: Apartment



3/9 Somerset St RICHMOND 3121 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$450,000
Method: Private Sale
Date: 03/02/2025
Rooms: 2
Property Type: Apartment



117/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$475,000
Method: Private Sale
Date: 27/11/2024
Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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