

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

303/486 Victoria Street, Richmond Vic 3121

Indicative selling price

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

Range between \$600,000 & \$660,000

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	602/115 Church St RICHMOND 3121	\$685,000	21/10/2025
2	212/45 York St RICHMOND 3121	\$651,500	18/10/2025
3	202/59 Coppin St RICHMOND 3121	\$660,000	16/10/2025

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:

28/10/2025 19:19

303/486 Victoria Street, Richmond Vic 3121



 2  2  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending September 2025: \$605,000

Comparable Properties



602/115 Church St RICHMOND 3121 (REI)

Agent Comments

 2  2  2

Price: \$685,000
Method: Private Sale
Date: 21/10/2025
Property Type: Apartment



212/45 York St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$651,500
Method: Private Sale
Date: 18/10/2025
Property Type: Apartment



202/59 Coppin St RICHMOND 3121 (REI)

Agent Comments

 2  2  1

Price: \$660,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment

Account - RT Edgar Richmond



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