

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

304/14 David Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$581,750

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2026

to

30/06/2026

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	2/1-5 Lyndhurst St RICHMOND 3121	\$410,000	05/08/2026
2	101/45 York St RICHMOND 3121	\$425,000	25/06/2026
3	308/20 Burnley St RICHMOND 3121	\$430,000	01/07/2026

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:

06/08/2026 14:24

304/14 David Street, Richmond Vic 3121

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
June quarter 2026: \$581,750

Comparable Properties

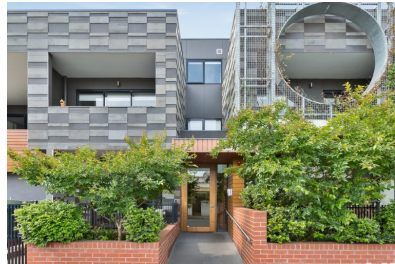


2/1-5 Lyndhurst St RICHMOND 3121 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 05/08/2026
Property Type: Apartment



101/45 York St RICHMOND 3121 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 25/06/2026
Property Type: Apartment



308/20 Burnley St RICHMOND 3121 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 01/07/2026
Property Type: Apartment

Account - Belle Property Richmond | P: 03 9967 8899



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