

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

417/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$465,000

&

\$495,000

Median sale price

Median price \$575,000

Property Type Unit

Suburb Richmond

Period - From 13/11/2024

to

12/11/2025

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	314/12 Coppin St RICHMOND 3121	\$520,000	11/11/2025
2	414/1 Dyer St RICHMOND 3121	\$523,000	11/08/2025
3	108/1 Dyer St RICHMOND 3121	\$460,000	28/05/2025

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:

13/11/2025 13:02

417/1 Dyer Street, Richmond Vic 3121

MRE

Georgina Mellick
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1 1 1

Property Type: Apartment

Land Size: 56 sqm approx

Agent Comments

Indicative Selling Price

\$465,000 - \$495,000

Median Unit Price

13/11/2024 - 12/11/2025: \$575,000

Comparable Properties



314/12 Coppin St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$520,000

Method: Private Sale

Date: 11/11/2025

Property Type: Apartment

414/1 Dyer St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$523,000

Method: Sale

Date: 11/08/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



108/1 Dyer St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$460,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment

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



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