

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

602/115 Church Street, Richmond Vic 3121

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$646,000 Property Type Unit Suburb Richmond

Period - From 01/07/2025 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	1002/8 Grosvenor St ABBOTSFORD 3067	\$735,000	30/09/2025
2	502/171 Buckingham St RICHMOND 3121	\$800,000	05/08/2025
3	412/8 Grosvenor St ABBOTSFORD 3067	\$768,000	23/07/2025

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:

08/10/2025 11:59



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$730,000 - \$800,000
Median Unit Price
September quarter 2025: \$646,000

Comparable Properties



1002/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 2

Price: \$735,000
Method: Private Sale
Date: 30/09/2025
Property Type: Apartment



502/171 Buckingham St RICHMOND 3121 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000
Method: Private Sale
Date: 05/08/2025
Property Type: Apartment



412/8 Grosvenor St ABBOTSFORD 3067 (REI)

Agent Comments

2 2 1

Price: \$768,000
Method: Private Sale
Date: 23/07/2025
Property Type: Apartment