

# 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](https://consumer.vic.gov.au/underquoting)

Range between

\$420,000

&

\$450,000

### Median sale price

Median price

\$510,000

Property Type

Unit

Suburb

Richmond

Period - From

13/05/2024

to

12/05/2025

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	228/253 Bridge Rd RICHMOND 3121	\$440,000	16/04/2025
2	412/10 Burnley St RICHMOND 3121	\$430,000	22/01/2025
3	1102/14 David St RICHMOND 3121	\$440,000	22/11/2024

**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:

13/05/2025 19:29



1 Bed 1 Bath 1 Car

Property Type: Apartment/Unit  
Agent Comments

Indicative Selling Price  
\$420,000 - \$450,000  
Median Unit Price  
13/05/2024 - 12/05/2025: \$510,000

## Comparable Properties

228/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$440,000  
Method: Private Sale  
Date: 16/04/2025  
Property Type: Apartment



412/10 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$430,000  
Method: Private Sale  
Date: 22/01/2025  
Property Type: Apartment



1102/14 David St RICHMOND 3121 (REI/VG)

Agent Comments

1 Bed 1 Bath 1 Car

Price: \$440,000  
Method: Private Sale  
Date: 22/11/2024  
Property Type: Apartment

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



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