

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

407/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$525,000 & \$565,000

Median sale price

Median price \$598,500 Property Type Unit Suburb Richmond

Period - From 01/04/2024 to 31/03/2025 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	101D/21 Robert St COLLINGWOOD 3066	\$555,000	19/03/2025
2	402/1 Railway Pl CREMORNE 3121	\$565,000	11/03/2025
3	10/35 Hill St HAWTHORN 3122	\$536,000	01/03/2025

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:

03/04/2025 16:51

407/9 Griffiths Street, Richmond Vic 3121

MRE

Georgina Mellick

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Indicative Selling Price

\$525,000 - \$565,000

Median Unit Price

Year ending March 2025: \$598,500



 2  1  1

Property Type: Apartment

Land Size: 66 sqm approx

Agent Comments

Comparable Properties



101D/21 Robert St COLLINGWOOD 3066 (REI)

Agent Comments

 2  1  1

Price: \$555,000

Method: Private Sale

Date: 19/03/2025

Property Type: Apartment



402/1 Railway Pl CREMORNE 3121 (REI)

Agent Comments

 2  1  1

Price: \$565,000

Method: Private Sale

Date: 11/03/2025

Property Type: Apartment



10/35 Hill St HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$536,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Unit

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



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