

# 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

2/32 Davison Street, Richmond Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$445,000

&

\$485,000

### 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	4/6 Lord St RICHMOND 3121	\$450,000	28/05/2025
2	5/53 Denham St HAWTHORN 3122	\$498,000	22/02/2025
3	12/2 Brook St HAWTHORN 3122	\$480,000	23/01/2025

**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:

13/06/2025 09:01

2/32 Davison Street, Richmond Vic 3121

**MRE**

Georgina Mellick

03 9829 2905

0423 909 266

georgina.m@mre.today

**Indicative Selling Price**

\$445,000 - \$485,000

**Median Unit Price**

Year ending March 2025: \$598,500



1 1 1

**Property Type:** Flat

**Agent Comments**

## Comparable Properties



**4/6 Lord St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 28/05/2025

**Property Type:** Apartment



**5/53 Denham St HAWTHORN 3122 (VG)**

**Agent Comments**

1 - -

**Price:** \$498,000

**Method:** Sale

**Date:** 22/02/2025

**Property Type:** Strata Unit/Flat



**12/2 Brook St HAWTHORN 3122 (VG)**

**Agent Comments**

1 - -

**Price:** \$480,000

**Method:** Sale

**Date:** 23/01/2025

**Property Type:** Strata Unit/Flat

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



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