

# 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

208/9-15 David 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 \$359,000 & \$379,000

### 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	908/14 David St RICHMOND 3121	\$443,000	12/03/2025
2	604/14 David St RICHMOND 3121	\$395,000	05/03/2025
3	417/11 David St RICHMOND 3121	\$440,000	06/12/2024

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:

28/05/2025 11:01



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**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$359,000 - \$379,000  
**Median Unit Price**  
Year ending March 2025: \$598,500

## Comparable Properties

908/14 David St RICHMOND 3121 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$443,000  
**Method:** Private Sale  
**Date:** 12/03/2025  
**Property Type:** Apartment

604/14 David St RICHMOND 3121 (VG)

**Agent Comments**

1   -   -

**Price:** \$395,000  
**Method:** Sale  
**Date:** 05/03/2025  
**Property Type:** Subdivided Unit/Villa/Townhouse - Single OYO Unit



417/11 David St RICHMOND 3121 (REI/VG)

**Agent Comments**

1   1   1

**Price:** \$440,000  
**Method:** Sold Before Auction  
**Date:** 06/12/2024  
**Rooms:** 4  
**Property Type:** Apartment

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



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