

# 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

119/45 York 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 \$390,000 & \$420,000

### Median sale price

Median price \$600,000 Property Type Unit Suburb Richmond

Period - From 01/04/2025 to 31/03/2026 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	204/11 Hoddle St COLLINGWOOD 3066	\$395,000	31/03/2026
2	209/45 York St RICHMOND 3121	\$420,000	10/12/2025
3	136/8 Garfield St RICHMOND 3121	\$395,000	27/10/2025

**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:

16/04/2026 16:01



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1   1   1

**Property Type:** Apartment  
**Land Size:** 51 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$420,000  
**Median Unit Price**  
Year ending March 2026: \$600,000

## Comparable Properties



**204/11 Hoddle St COLLINGWOOD 3066 (REI)**

[Agent Comments](#)

1   1   1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** Apartment



**209/45 York St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 10/12/2025  
**Property Type:** Apartment



**136/8 Garfield St RICHMOND 3121 (REI/VG)**

[Agent Comments](#)

1   1   1

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 27/10/2025  
**Property Type:** Apartment

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



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