

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

417/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between \$465,000 & \$495,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Richmond

Period - From 13/11/2024 to 12/11/2025 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	314/12 Coppin St RICHMOND 3121	\$520,000	11/11/2025
2	414/1 Dyer St RICHMOND 3121	\$523,000	11/08/2025
3	108/1 Dyer St RICHMOND 3121	\$460,000	28/05/2025

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: 13/11/2025 13:02



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Property Type: Apartment
Land Size: 56 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$495,000
Median Unit Price
13/11/2024 - 12/11/2025: \$575,000

Comparable Properties



314/12 Coppin St RICHMOND 3121 (REI)

[Agent Comments](#)

1 1 1

Price: \$520,000
Method: Private Sale
Date: 11/11/2025
Property Type: Apartment

414/1 Dyer St RICHMOND 3121 (VG)

[Agent Comments](#)

1 - -

Price: \$523,000
Method: Sale
Date: 11/08/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



108/1 Dyer St RICHMOND 3121 (REI/VG)

[Agent Comments](#)

1 1 1

Price: \$460,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment

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



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