

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
210/1 Dyer Street, Richmond Vic 3121

Indicative selling price

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

Range between &

Median sale price

Median price <input type="text" value="\$595,000"/>	Property Type <input type="text" value="Unit"/>	Suburb <input type="text" value="Richmond"/>
Period - From <input type="text" value="01/01/2025"/>	to <input type="text" value="31/12/2025"/>	Source <input type="text" value="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
1 405/84 Cutter St RICHMOND 3121	\$785,000	07/11/2025
2		
3		

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:

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Indicative Selling Price
\$750,000 - \$800,000

Median Unit Price

Year ending December 2025: \$595,000



2



2



1

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 89 sqm approx

Agent Comments

Comparable Properties



405/84 Cutter St RICHMOND 3121 (REI/VG)



2



2



1

Agent Comments

Price: \$785,000

Method: Private Sale

Date: 07/11/2025

Property Type: Apartment

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.

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