# 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

609/8 Howard Street, Richmond Vic 3121

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$545,000		&		\$565,000			
Median sale p	rice							
Median price	\$576,000	Pro	operty Type	Unit			Suburb	Richmond
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	125/253 Bridge Rd RICHMOND 3121	\$537,500	11/07/2025
2	7 Griffiths St RICHMOND 3121	\$545,000	25/04/2025
3	805/33 Judd St RICHMOND 3121	\$540,000	07/04/2025

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:

24/07/2025 14:03



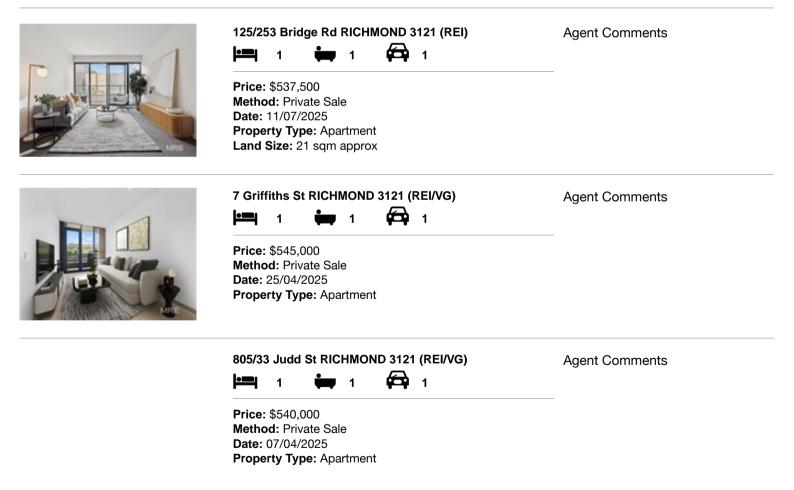






Property Type: Apartment Agent Comments Indicative Selling Price \$545,000 - \$565,000 Median Unit Price Year ending June 2025: \$576,000

# **Comparable Properties**



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



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