

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

507/2 Mcgoun Street, Richmond Vic 3121

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$595,000

Property Type

Unit

Suburb

Richmond

Period - From

01/01/2025

to

31/12/2025

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	501/37-39 Bosisto St RICHMOND 3121	\$435,000	15/12/2025
2	506/2 Mcgoun St RICHMOND 3121	\$418,000	11/12/2025
3	209/2 Mcgoun St RICHMOND 3121	\$420,000	30/07/2025

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:

28/01/2026 13:43



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
Year ending December 2025: \$595,000

Comparable Properties

501/37-39 Bosisto St RICHMOND 3121 (REI)

Agent Comments

1 1 1

Price: \$435,000
Method: Private Sale
Date: 15/12/2025
Property Type: Apartment



506/2 Mcgoun St RICHMOND 3121 (VG)

Agent Comments

1 - -

Price: \$418,000
Method: Sale
Date: 11/12/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



209/2 Mcgoun St RICHMOND 3121 (REI/VG)

Agent Comments

1 1 1

Price: \$420,000
Method: Private Sale
Date: 30/07/2025
Property Type: Apartment

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



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