

# 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

206/45 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 \$620,000 & \$660,000

### Median sale price

Median price \$562,500

Property Type Unit

Suburb Richmond

Period - From 01/01/2025

to 31/03/2025

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	310/8 Garfield St RICHMOND 3121	\$670,000	13/05/2025
2	2/92-94 Charles St ABBOTSFORD 3067	\$673,000	12/04/2025
3	215/33 Judd St RICHMOND 3121	\$600,000	12/03/2025

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:

03/06/2025 12:48



2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$620,000 - \$660,000

**Median Unit Price**

March quarter 2025: \$562,500

## Comparable Properties



**310/8 Garfield St RICHMOND 3121 (REI)**

Agent Comments

2 2 1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 13/05/2025

**Property Type:** Apartment



**2/92-94 Charles St ABBOTSFORD 3067 (REI)**

Agent Comments

2 1 1

**Price:** \$673,000

**Method:** Auction Sale

**Date:** 12/04/2025

**Property Type:** Apartment



**215/33 Judd St RICHMOND 3121 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 12/03/2025

**Property Type:** Apartment