

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 309/9 Griffiths Street, Richmond Vic 3121

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$603,500 Property Type Unit Suburb Richmond

Period - From 01/01/2026 to 31/03/2026 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	207/253 Bridge Rd RICHMOND 3121	\$550,000	20/04/2026
2	205/1 Dyer St RICHMOND 3121	\$632,500	24/03/2026
3	102/77 Abinger St RICHMOND 3121	\$600,000	09/01/2026

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: 29/04/2026 11:19



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2026: \$603,500

Comparable Properties



207/253 Bridge Rd RICHMOND 3121 (REI)

Agent Comments

 2
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  1

Price: \$550,000

Method: Private Sale

Date: 20/04/2026

Property Type: Apartment



205/1 Dyer St RICHMOND 3121 (REI)

Agent Comments

 2
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  1

Price: \$632,500

Method: Private Sale

Date: 24/03/2026

Property Type: Apartment



102/77 Abinger St RICHMOND 3121 (VG)

Agent Comments

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Price: \$600,000

Method: Sale

Date: 09/01/2026

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

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