

# 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

209/2 Mcgoun 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 \$400,000

&

\$440,000

### 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	502/8 Howard St RICHMOND 3121	\$435,000	29/05/2025
2	217/45 York St RICHMOND 3121	\$430,000	29/05/2025
3	202/2 Mcgoun St RICHMOND 3121	\$480,000	22/05/2025

**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:

30/06/2025 10:59



1 1 1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

March quarter 2025: \$562,500

## Comparable Properties



**502/8 Howard St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** Apartment



**217/45 York St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 29/05/2025

**Property Type:** Apartment



**202/2 Mcgoun St RICHMOND 3121 (REI)**

**Agent Comments**

1 1 1

**Price:** \$480,000

**Method:** Private Sale

**Date:** 22/05/2025

**Property Type:** Apartment

**Account - BigginScott** | P: 03 9426 4000