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	5/2 Edinburgh Street, Richmond Vic 3121
Including suburb and	
postcode	

Indicative selling price

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

Range between \$540,000	&	\$585,000
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Median sale price

Median price	\$598,500	Pro	perty Type Un	it		Suburb	Richmond
Period - From	01/04/2024	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	9/17 Stillman St RICHMOND 3121	\$585,000	17/06/2025
2	6/2-8 Lyndhurst St RICHMOND 3121	\$600,000	08/05/2025
3	1/14 Dickens St RICHMOND 3121	\$525,000	31/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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 11:08





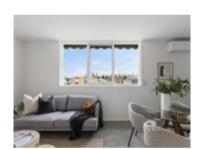




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$540,000 - \$585,000 **Median Unit Price** Year ending March 2025: \$598.500

Comparable Properties



9/17 Stillman St RICHMOND 3121 (REI)

Price: \$585,000 Method: Private Sale Date: 17/06/2025

Property Type: Apartment

Agent Comments



6/2-8 Lyndhurst St RICHMOND 3121 (REI)

2





Agent Comments

Price: \$600,000

Method: Sold Before Auction

Date: 08/05/2025

Property Type: Apartment

1/14 Dickens St RICHMOND 3121 (REI/VG)









Price: \$525,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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