

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

6/1 Victoria Place, Richmond Vic 3121

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$598,500

Property Type

Unit

Suburb

Richmond

Period - From

01/04/2024

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	35/86 Burnley St RICHMOND 3121	\$710,000	06/04/2025
3	92/73 River St RICHMOND 3121	\$650,000	06/02/2025

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:

01/07/2025 09:58



3
 2
 1

Property Type:
 Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 Year ending March 2025: \$598,500

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



35/86 Burnley St RICHMOND 3121 (REI/VG)

Agent Comments

2
 1
 2

Price: \$710,000
Method: Private Sale
Date: 06/04/2025
Property Type: Apartment



92/73 River St RICHMOND 3121 (REI/VG)

Agent Comments

2
 2
 1

Price: \$650,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment
Land Size: 91 sqm approx

Account - Jellis Craig | P: 03 9864 5000